

APPENDIX C

Cultural Resources Survey

**Cultural Resources Study for 148 North Huntington Street,
City of Pomona, Los Angeles County, California**

Prepared for:

City of Pomona Water/Wastewater Operations Department

148 North Huntington Street

Pomona, California 91769

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Cultural Resources Study for 148 N. Huntington Street, Pomona, CA

EXECUTIVE SUMMARY

Dudek was retained by the City of Pomona (the City) to prepare a cultural resources study for the property located at 148 N. Huntington Street. The proposed project involves excavation, removal, and off-site treatment of approximately 10,000 cubic yards of contaminated soils and an additional estimated 3,000 tons of clean soils as part of geotechnical engineering requirements for support of structures on the project site, located at 148 North Huntington Street in the City of Pomona.

The cultural resources study included the following components: (1) a California Historical Resources Information System (CHRIS) records search covering the proposed project site plus a one-half-mile radius at the South Central Coastal Information Center (SCCIC), (2) a review of the California Native American Heritage Commission's (NAHC's) Sacred Lands File, (3) outreach with local Native American tribes/groups identified by the NAHC to collect any information they may have concerning cultural resources, (4) a pedestrian survey of the project site for cultural resources, (5) archival and building development research for buildings located within the project site, (6) the evaluation of buildings/structures in consideration of the City of Pomona historic landmark program and the California Register of Historical Resources (CRHR) designation criteria and integrity requirements, and (7) consideration of impacts to historical resources in compliance with the California Environmental Quality Act (CEQA).

The SCCIC records indicate that 12 cultural resources investigations have been conducted within one-half-mile of the project site. None of these studies included the current project site. There are 13 previously recorded cultural resources located within the one-half-mile search radius. None of these resources fall within the current project site.

The NAHC Sacred Lands File search was completed with negative results. Dudek prepared and sent letters to each of the five persons and entities on the NAHC contact list requesting information about cultural sites and resources in or near the project site. One response was received that requested both archaeological and Native American monitoring.

Nine buildings/structures over 45 years of age were identified within the project site as a result of the pedestrian survey. These resources were recorded and evaluated for historical significance as part of the former Pomona Gas Plant site. As a result of the significance evaluation, the Pomona Gas Plant site was found not eligible for inclusion in the CRHR, nor does it appear to warrant consideration as a City of Pomona Historic Landmark. Therefore, the proposed project will have a less than significant impact on historical resources under CEQA. No further mitigation is required for historical resources.

No archaeological resources were identified within the project site as a result of the CHRIS records search, Native American coordination, or survey. However, it is always possible that intact

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archaeological deposits are present at subsurface levels. For these reasons, the project site should be treated as potentially sensitive for archaeological resources. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during campus construction activities are provided.

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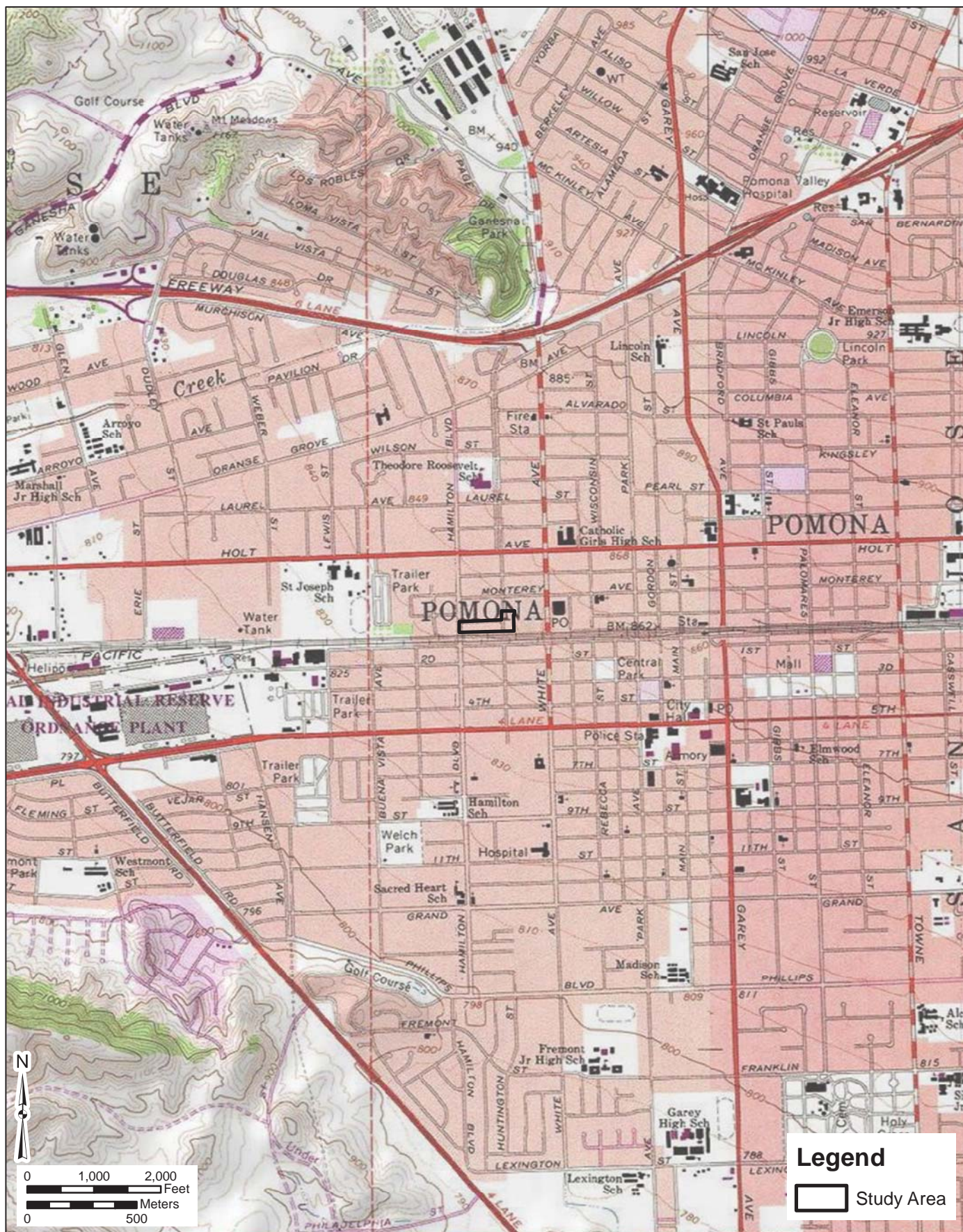
1 INTRODUCTION

Dudek was retained by the City of Pomona (the City) to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street (proposed project). The cultural resources study included the following components: (1) a California Historical Resources Information System (CHRIS) records search covering the proposed project site plus a one-half-mile radius at the South Central Coastal Information Center (SCCIC), (2) a review of the California Native American Heritage Commission's (NAHC's) Sacred Lands File, (3) outreach with local Native American tribes/groups identified by the NAHC to collect any information they may have concerning cultural resources, (4) a pedestrian survey of the project site for cultural resources, (5) archival and building development research for buildings located within the project site, (6) the evaluation of buildings in consideration of the City of Pomona historic landmark program and the California Register of Historical Resources (CRHR) designation criteria and integrity requirements, and (7) consideration of impacts to historical resources in compliance with the California Environmental Quality Act (CEQA).

This report was prepared by Dudek Architectural Historian and Archaeologist Samantha Murray, MA, RPA who meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology.

1.1 Project Location

The project site is generally located in the northwestern portion of the City of Pomona, within the eastern portion of Los Angeles County. The L-shaped site, which consists of four parcels (APNs 8340-032-909, 8348-013-901, 8348-013-902, and 8348-013-903), is specifically located at 148 North Huntington Street and is bound to the north by West Monterey Avenue and West Commercial Street, to the south by the Union Pacific Railroad (UPRR) tracks, to the west by North Hamilton Boulevard and North Huntington Street, and to the east by industrial uses fronting North White Avenue. The project site falls within Township 1 South, Range 8 West of the U.S. Geological Survey (USGS) 7.5-Minute *San Dimas* Quadrangle (see Figure 1).



SOURCE: USGS 7.5-Minute Series San Dimas Quadrangle
Township 1S; Range 8W, 9W; Sections 19, 24, 25, 30

Figure 1
Project Location Map
Pomona Corporate Yard Project

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1.2 Project Description

1.2.2 Construction

The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site. An additional estimated 3,000 tons of clean soils maybe excavated as part of geotechnical engineering requirements for support of structures on the site. These soils will be tested and, if determined acceptable, reused on site. The targeted contaminants of concern (COCs) for remedial action are primarily carcinogenic polycyclic aromatic hydrocarbons (CPAHs), which are co-located with metals, total petroleum hydrocarbons (TPH), and volatile organic compounds (VOCs). Occasional exceedances for arsenic, which are not co-located in the MGP impact areas, were observed. These arsenic exceedances, which are typically located along the planters outside the perimeter of the project site, will be addressed during the course of this remediation. Contaminated soils will be excavated and removed from the project site in order to allow for risk-based site closure. Except for limited areas in the northeast and west, the majority of the original MGP site surface, located at 148 North Huntington Street, is targeted for excavation.

The work will be performed in two phases. In Phase 1, Buildings 1 & 2 in the Annex Yard (APN 8348-013-901 & -902) will be demolished, and subsequently soil removal work will proceed. In Phase 2, Buildings 3, 4, 5, 5A, 6, and 7 in the Water Yard (APN 8340-032-909) will be demolished, and subsequently soil removal work will proceed. After the completion of soil removal work, confirmation soil samples will be collected from the sidewalls and bottom of the excavation, followed by post remediation soil gas sampling.

1.2.2 Permanent

Following completion of remediation activities, new buildings would be constructed on the project site, and permanent operation of the newly constructed Corporate Yard Facility would accommodate all Water and Wastewater Operations, housing a total of approximately 65 to 75 employees. Typical hours of operation for the facility would be 6:30 AM to 5:00 PM, Monday through Thursday. Select operations groups have one to two shifts with a handful of employees on site outside of these regular operating hours. Site access for employees and customers would be via Commercial Street, and division vehicle access points would be located along Monterey Street east of Huntington Street as well as at the intersection of Commercial Street and Huntington Street.

1.3 Regulatory Setting

This section includes a discussion of the applicable state laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed project.

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1.3.1 State

The California Register of Historical Resources (California Public Resources Code Section 5020 et seq.)

In California, the term “historical resource” includes, but is not limited to, “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations (CCR) 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

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California Environmental Quality Act

As described further, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource;” it also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is an historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of an historical resource is materially impaired when a project (CEQA Guidelines Section 15064.5(b)(2)):

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- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of an historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

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However, if a non-unique archaeological resource qualifies as a tribal cultural resource (PRC Section 21074(c); 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Section 7050.5(c)). The NAHC will notify the “most likely descendant.” With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

1.3.2 Local

City of Pomona Municipal Code – Historic Preservation (Sec. 5809.13)

- A. Purpose and Intent. The purpose of this section is to preserve the city of Pomona's cultural, historical, and architectural heritage and resources as living parts of community life which will benefit and enrich the lives of its present and future residents. To these ends, this section is intended to accomplish the following:
1. Preserve the diverse architectural styles reflecting phases of the city of Pomona's history and encourage complementary contemporary development to inspire a more livable urban environment;
 2. Build civic pride by promoting the understanding, appreciation, and enjoyment of the city's rich heritage and cultural resources;
 3. Enhance property values and increase economic and financial benefits to the city;

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4. Enhance the city of Pomona for residents, tourists and visitors thereby stimulating business and industry; and
5. Conserve valuable material and energy resources by fostering ongoing use and maintenance of the existing built environment.

D. Historic Landmark Designation Criteria. For the purposes of this section, an improvement, natural feature, or site may be designated an historic landmark by the historic preservation commission and city council and any area within the city of Pomona may be designated an historic district pursuant to subsection E of this section, if the building or majority of buildings (in a district) are fifty (50) or more years old or of exceptional quality if less than fifty (50) years old, and it meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. It is identified with persons or events significant in local, state, or national history;
3. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
5. It is the work of a notable builder, designer, landscape designer or architect;
6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;
7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
9. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

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10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

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2 BACKGROUND RESEARCH

2.1 CHRIS Records Search

Dudek requested a CHRIS records search from the SCCIC, which houses cultural resources records for Los Angeles County. Dudek received the results on August 19, 2016. The search included any previously recorded cultural resources and investigations within a one-half-mile radius of the project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. A letter from the SCCIC summarizing the results of the records search, maps of previously recorded resources and previously conducted studies, and a bibliography of prior cultural resources studies is provided in Confidential Appendix A of this report.

2.1.1 Previously Conducted Cultural Resources Studies

The SCCIC records indicate that 12 cultural resources investigations have been conducted within one-half-mile of the project site. None of these studies included the current project site. The closest studies to the project site involved the UPRR right-of-way, adjacent to the southern border of the project site. Table 1 presents a record of all previously conducted studies identified as a result of the records search.

Table 1
Previously Conducted Cultural Resources Studies Within 0.5-Mile of the Project Site

SCCIC Report No.	Title of Study	Author(s) and Date	Proximity to Project Site
LA-02882	Cultural Resources Investigations, Site Inventory, and Evaluations, the Cajon Pipeline Project Corridor, Los Angeles and San Bernardino Counties, California	McKenna, Jeanette A. 1993	Outside (adjacent to south)
LA-02970	Cajon Pipeline Project Draft Environmental Impact Statement Environmental Impact Report	Chamberlaine, Pat and Jean Rivers-Council 1992	Outside (adjacent to south)
LA-04335	Historic Property Survey Report Pomona Regional Transit Center Project 156 West Commercial Street Pomona, California	Pilcher, Charles 1995	Outside (to east)
LA-04835	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties	Ashkar, Shahira 1999	Outside (adjacent to south)
LA-05724	Cultural Resource Assessment, Cingular Wireless Facility No. La 468-01 Los Angeles County, California	Duke, Curt 2001	Outside (to southeast)
LA-08665	Historic Resources Assessment: Downtown Pomona Demolition Project, City of Pomona, Los Angeles County, California	Tibbet, Casey and Shannon Carmack 2007	Outside (to southeast)

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Table 1
Previously Conducted Cultural Resources Studies Within 0.5-Mile of the Project Site

SCCIC Report No.	Title of Study	Author(s) and Date	Proximity to Project Site
LA-08822	Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate La0461a (downtown 2nd), 301 West 2nd Street, Pomona, Los Angeles County, California	Bonner, Wayne H. and Kathleen A. Crawford 2006	Outside (to southeast)
LA-10041	Inventory and Evaluation of NRHP Eligibility of California Army National Guard Armories	Lassell, Susan, E. 2000	Outside (to southeast)
LA-11047	Draft Historic Preservation Treatment Plan for Six Pre-World War II National Register of Historic Places - Eligible California Army National Guard Armories	Unknown 2002	Outside (to southeast)
LA-11299	Section 106 Review for Pomona Transit Center Electric Bus Charging Station Project	Campbell, Sandra 2010	Outside (to east)
LA-11961	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE25973-A (Founders Building), 269 South Thomas Street, Pomona, Los Angeles, County, California	Bonner, Wayne 2012	Outside (to southeast)
LA-12029	Final Inventory and Evaluation of National Register of Historic Places Eligibility of California Army National Guard Armories	Lassell, Susan 2002	Outside (to southeast)

2.1.2 Previously Recorded Cultural Resources

According to the SCCIC records, there are 13 previously recorded cultural resources located within the one-half-mile search radius (Table 2). None of these resources fall within the current project site. The closest resource to the project site is the UPRR/Southern Pacific Railroad segment adjacently located south of the project area. This segment was found not eligible for the NRHP, CRHR, and local listing. The next closest resource is the NRHP-listed Pomona City Stables property, located just east of the current project site. No impacts are proposed to this resources as part of the current project. The Historic Property Data File lists numerous addresses within the one-half-mile search radius, however, none of these properties are located within the project site. This list is included in Confidential Appendix A.

Table 2
Previously Recorded Cultural Resources within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	NRHP Eligibility Status	Recorded By and Year	Proximity to Project Site
P-19-180713	—	Historic: Edison Historic District	1S (listed in NRHP and CRHR)	1984 (D. Marsh)	Outside (to southeast)

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Table 2
Previously Recorded Cultural Resources within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	NRHP Eligibility Status	Recorded By and Year	Proximity to Project Site
P-19-186112	—	Historic: Union Pacific RR, Southern Pacific RR Los Angeles Division	6Z (not eligible)	1999 (S. Ashkar, Jones & Stokes); 2002 (Rand F. Herbert, JRP); 2009 (R. Ramirez and F. Smith, SWCA); 2009 (F. Smith and J. Steely, SWCA)	Outside (adjacent to south)
P-19-187082	—	Historic: Pomona City Stables	1S (listed in NRHP and CRHR)	2004 (M. Griffin, Pomona Valley Historical Society)	Outside (adjacent to east)
P-19-187091	—	Historic: Original Pomona College Building	Appears eligible for NRHP	1977 (R. Hatheway, Natural History Museum)	Outside (to southeast)
P-19-188027	—	Historic: commercial building at 439-455 W. Second St.	6Z (not eligible)	2007 (C. Tibbet & S. Carmack, LSA)	Outside (to southeast)
P-19-188028	—	Historic: commercial building at 435 W. Second St.	6Z (not eligible)	2007 (C. Tibbet & S. Carmack, LSA)	Outside (to southeast)
P-19-188029	—	Historic: commercial building at 409-429 W. Second St.	6Z (not eligible)	2007 (C. Tibbet & S. Carmack, LSA)	Outside (to southeast)
P-19-188030	—	Historic: commercial building at 273-277-295 W. Second St.	6Z (not eligible)	2007 (C. Tibbet & S. Carmack, LSA)	Outside (to southeast)
P-19-188031	—	Historic: commercial building at 235-269 W. Second St.	6L (not eligible for local; may warrant consideration in local planning)	2007 (C. Tibbet & S. Carmack, LSA)	Outside (to southeast)
P-19-188032	—	Historic: commercial building at 154 S. Main St.	6L (not eligible for local; may warrant consideration in local planning)	2007 (C. Tibbet & S. Carmack, LSA)	Outside (to southeast)
P-19-188718	—	Historic: residence at 748 Buena Vista	6Z (not eligible)	2005 (Sandra Campbell, City of Pomona)	Outside (to southwest)
P-19-189200	—	Historic: Southern Pacific Station/Pomona Transit Center Depot Building	Requires reevaluation	1977 (Roger Hatheway, Natural History Museum); 2004 (David Greenwood, Myra Frank & Assoc. / Jones & Stokes); 2010 (Sandra Campbell, City of Pomona)	Outside (to east)
P-19-190998	—	Historic: First National Bank / The Vault Club	3S (appears eligible for NRHP)	2001 (Judith Marvin, LSA)	Outside (to southeast)

2.2 Native American Coordination

As part of the process of identifying cultural resources within or near the project site, Dudek contacted the NAHC to request a review of the Sacred Lands File (SLF). The NAHC emailed a response on August 4, 2016, which stated that the SLF search was completed with negative results. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the project site. The NAHC provided the contact list along with the SLF search results. Documents related to the NAHC SLF search are included in Appendix B.

Dudek prepared and sent letters to each of the five persons and entities on the contact list requesting information about cultural sites and resources in or near the project site. These letters, mailed on August 8, 2016, contained a brief description of the proposed project, a summary of the SLF search results, and a reference map. Dudek has received the following responses to the coordination letters to-date (Appendix B):

- On August 13, 2016, Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians – Kizh Nation responded via email. Mr. Salas stated that the proposed project site is situated within an area where the ancestral and traditional territories of the Kizh (Kite) Gabrieleno villages Such as *Tooypingn* and *Wiininga*, adjoined and overlapped each other during the Late Prehistoric and Protohistoric Periods. Mr. Salas also provided information regarding two metates (i.e., grinding stones) that were discovered during construction of the Cal Poly Pomona College of Science Building. For these reasons, Mr. Salas recommends the presence of both a certified Native American and qualified archaeological monitor on-site during all ground disturbing activities.

The proposed project is subject to compliance with Assembly Bill (AB) 52 (PRC 21074), which requires consideration of impacts to “tribal cultural resources” as part of the CEQA process, and requires the CEQA lead agency to notify any groups (who have requested notification) of the proposed project who are traditionally or culturally affiliated with the geographic area of the project. Because AB 52 is a government-to-government process, all records of correspondence related to AB 52 notification and any subsequent consultation are on file with the City.

2.3 Building Development Research

2.3.1 Building Permit Research

Dudek conducted in-person building permit research for the property on September 7, 2016 at the City of Pomona Building and Safety counter. All records for new construction or alteration were reviewed and copied. Dudek also contacted Building Official Gil Petris and requested all plans from the archive vault for 148 N. Huntington Street. The archive provided a single plan sheet from 1951 for remodel of the existing Meter Shop (Building 7).

2.3.2 Historical Newspapers

The history and development of the project site was also researched in historic newspapers, including:

- *Los Angeles Times* 1886-1922 and 1923-current files, accessed via ProQuest Historical Newspapers.
- California Digital Newspaper Collection (1846-present), a project of the Center for Bibliographical Studies and Research at the University of California, Riverside.

2.3.3 Historic Aerial Photographs

The project site was also reviewed on historic aerial photographs via the National Environmental Title Research, LLC (NETR) from the years 1946, 1948, 1953, 1959, 1964, 1965, 1966, 1972, 1980, 1994, 2002, 2003, 2005, 2009, 2010, and 2012 (NETR 2011).

2.3.4 Sanborn Fire Insurance Maps

The project site is visible on Sanborn Fire Insurance Maps from the years 1895, 1906, 1911, 1928, and 1943. All maps were downloaded online via the Los Angeles Public Library. A description of the project site and surrounding area is provided below for each available year:

- **1895:** the project site is visible at the southeast corner of Monrovia Avenue (present-day Huntington Street) and Grace Avenue (present-day Commercial Street). The main track of the Southern Pacific Railroad (SPRR) runs adjacent to the south. The parcel on the east side of Monrovia Avenue contains several buildings and structures associated with the “Pomona Gas & Elec Light Co’s Gas Works” plant, including a 20,000 cubic foot capacity gas holding tank, coke bin, workshop, coal shed, repair shop, scrubber, storage sheds, lime storage, a large barn, and another large building at the northernmost portion of the main parcel. The parcels along Grace Avenue do not contain any buildings or structures at this time.

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- **1906:** the parcel on the east side of Monrovia Avenue is now labeled as the “Edison Electric Co. Gas Works” and it is noted that it is “being remodeled.” The southernmost portion of the parcel (adjacent to the SPRR tracks) includes the same 20,000 cubic foot tank, but some of the other elements have changed. The coke bin appears to have been removed and there are new unidentifiable structures in its place. The repair shop and scrubber are now labeled “engine room”, and another section is labeled “generator room.” The lime area to the north is now labeled “concrete purifying boxes.” The northernmost portion of the parcel no longer contains a barn. In its place is a smaller building labeled “cement storage.” There is also an additional building on the northwest corner. The parcels along Grace Avenue now contain a small oil tank in the southeast corner, a 50,000 cubic foot capacity gas holding tank, and a few smaller structures in the westernmost parcels.
- **1911:** within just five years, numerous changes have occurred to the property. The parcel on the east side of Monrovia Avenue is now labeled “So Cal Edison Co’s Gas Wks” and notes “run day & night. Fuel oil – City water.” A new steel frame building has been erected in place of the old repair shop/engine room/generator room. This appears to be the same corrugated metal building that exists at the site today. Perpendicular to this building is another structure labeled Compressor House. Adjacent to the northwest is another new structure labeled “Settling Basin.” Additional structures have been added to the parcels along Grace Avenue, including a second 50,000 cubic foot capacity gas holding tank, a pressure tank in the northeast corner, a concrete oil tank in the ground near the southeast corner.
- **1928:** by this time, the project site starts to take on some of the characteristics we see today. The parcel on the east side of Monrovia Avenue is now labeled “Southern Counties Gas Co.” The brick building on the southwest corner of the parcel is now in place and is noted to be used as a warehouse and office. This building attaches to the existing metal warehouse on its southeast elevation. The building previously noted to be a compressor house is now an auto repair garage. The long, narrow corrugated metal vehicle storage structure also appears to be in place by this time along the easternmost boundary of the parcel. A building outline near the northernmost edge of the parcel appears to be in the location of the present-day locker room building. The parcels along Grace Avenue have undergone significant changes. The westernmost parcel is now labeled “Pan-American Petroleum Co” and contains various structures including an oil and grease warehouse, filling station, pump house, office, hydrants and tanks. Two additional gas holding tanks have also been added, for a total of four 50,000 cubic foot tanks. Also of note is the addition of SPRR spur tracks to the south, which services both the gas and petroleum companies.
- **1943:** Monrovia Avenue is now known as Huntington Street. The parcel on the east side of Huntington is still labeled “Southern Counties Gas Co.” Changes include removal of the

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auto repair garage and the large building that occupied the northwest corner of the parcel. A building on the northernmost portion of property is now labeled “lockers” and “auto washing.” The northeastern most portion of the parcel has been developed with two reinforced concrete buildings for auto repair. Grace Avenue is now known as W. Commercial Street. The parcels along this street have also undergone additional changes. The westernmost parcel is now labeled “Richfield Oil Co. of California.” The easternmost parcel is labeled “Southern Counties Gas Co. Pomona Sta. No. 1.” Many of the structures seen on the 1928 Sanborn are still in place by 1943. The Richfield Oil parcel appears largely unchanged. Changes to the Southern Counties Gas parcel include the relocation of two of the large tanks closer to the western portion of the parcel, to form a tight cluster of four tanks. Moving of the tanks has allowed for a new steel supply and storage building (this appears to be the same building in place today) and a smaller structure is adjacent to the west.

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3 HISTORIC CONTEXT

3.1 City of Pomona

3.1.1 Historical Overview

The project site is in an area historically occupied by the Gabrieliño or Gabrieleno. The archaeological record indicates that the Gabrieliño arrived in the Los Angeles Basin around 500 B.C. Many contemporary Gabrieliño identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and adjacent areas and use the native term Tongva to describe themselves. The name “Gabrieliño” denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrieliño area proper as well as other social groups (Bean and Smith 1978; Kroeber 1925). Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean.

The arrival of the Spanish in 1769 brought an end to the Tongva’s native way of life, as thousands were forced into a life of hard labor at Mission San Gabriel which was built by the Spanish in 1776. After Mexico’s independence from Spain the power of the Spanish missions began to dissolve and by the mid-1830s, much of the land was freed from government hands. Don Ygnacio Palomares and Don Ricardo Vejar petitioned Mexican governor Juan Batista for 15,000 acres of land known as Rancho San Jose (occupied today by the cities of Pomona, LaVerne, San Dimas, Diamond Bar, Azusa, Covina, Walnut, Glendora, and Claremont). The petition was granted in 1837 and the two families settled on the land within present-day Pomona with their families and livestock. Palomares and Vejar soon prospered from the sale of cattle to new residents who arrived during the Gold Rush of the 1850s. By 1858, the Vejar Rancho became a stop for the Butterfield stagecoach (Gallivan et al. 2007).

After some poor financial decisions, Vejar lost a large portion of the rancho to two Los Angeles merchants named Louis Shlesinger and Hyman Tischler in 1861. Tischler employed Louis Phillips to manage the rancho, who made substantial improvements to the rancho. In 1866, Phillips was able to purchase the property from Tischler and established his home in the southwest corner of the rancho. The small settlement of Spadra soon developed near Phillip’s home, and by 1868, had a post office and stage coach stop.

As Spadra became more established, Phillips contracted with the SPRR for railroad right-of-way across his ranch. The first train from Los Angeles to Spadra ran on April 4, 1874. By 1875, the line was extended to Colton and a depot was constructed five miles east of Spadra in present-day Pomona.

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The new found rail access, in combination with fertile soil and a reliable water supply, made the region very appealing to investors and speculative land purchases were under way by 1874. A group of Los Angeles investors organized the Los Angeles Immigration and Land Co-Operative Association (LAILCA), which purchased approximately 5,600 acres of land adjacent to the rail depot. Soon thereafter, one square mile of street grid was laid out, with Garey Avenue being the central street through town. The new community became known as Pomona, for the Roman goddess of fruit. The Pomona Land and Water Company would take over LAILCA's land in 1882.

Early development in Pomona centered on the SPRR depot, located on the north side of the tracks between Gordon and Elizabeth Streets. Local services soon followed, including a hotel in 1875 and a post office that was moved from Spadra. Most of the town's commercial businesses, including banks, shops, hotels, and saloons, were located on Second Street. Liveries, wagon, and blacksmith shops made up most of the businesses on First Street, which was adjacent to the railroad land to the south. First Street also hosted numerous saloons as well as the town skating rink.

The local economy was centered around agriculture. After the great drought of the 1860s, cattle and sheep were replaced by grapes, which were producing local wine by the 1870s. After failing to compete in the wine market, Pomona farmers focused on olives, and soon became the largest producer of olive oil in the U.S. After once again losing out to a larger market, olive groves were replaced by much more profitable citrus crops. Fruit packing companies were constructed along the north side of the SPRR and a new depot was constructed. South of the railroad along First Street continued to be characterized by transportation-related businesses, primarily stables. Some commercial development had spread north from Second Street along Thomas Street and Garey Avenue.

At the turn of the century, the citrus industry was booming in Pomona and a new passenger depot was constructed along the south side of the SPRR between Garey Avenue and Louisa Street. A freight depot was also built further east between Gibbs and Elmina Streets. While the local economy was more diverse by the 1920s, agricultural remained the dominant industry. The industrial center of Pomona located north of the railroad along the south side of Commercial Street. With the rise in popularity of the automobile, horse-powered transportation industries along First Street were replaced by auto dealerships and repair garages by 1928.

The late 1930s-1940s saw the demise of citrus industry's dominance in the Pomona Valley, with livestock production and commercial manufacturing on the rise. The original SPRR depot was replaced in 1940 with a new revival style building. Following World War II, large tracts of residential housing began to quickly replace citrus groves and new freeways began to appear across the landscape (McKenna 2012).

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By 1953, Pomona had more than 40,000 residents and while hundreds of new homes were being built to meet the needs of a rapidly growing post World War II population, agriculture continued to be an important industry for the City, with over 100 acres planted in truck gardens, alfalfa, orchards, vineyards, and citrus groves. Pomona had also become a transportation hub with three transcontinental railroads passing through the City and bus lines running in all directions. Pomona was considered to be one of the most centrally located cities in Southern California, located no more than a two hour drive away from the mountains, beaches, and deserts.

The mid-century in Pomona saw an industrial boom that created numerous jobs and increased payroll. The Pomona Tile Manufacturing Company, H.W. Loud Machine Works, the Convair Pomona Plant, Potlach Paper Mill, Hazel Atlas Glass, Brogdex Company, Bestform Foundation, Malwin of California, and Wayne Manufacturing Company all employed hundreds of workers each. Pomona also served as the division office for Southern California Edison Company and Sears Roebuck purchased 10 acres on the eastern edge of the City (Gallivan et al. 2007).

Highways now provided access to new distribution malls, changing the model for transportation and shipping. Downtown Pomona was in need of some major changes to restore vitality to the central business district and fix a list of top issues including poor traffic circulation, a lack of parking and access to business and public events, and slow retail activity. The Garey Avenue railroad underpass was constructed in 1962 to improve the flow of traffic between the growing northern section of the City and the older part of the City to the south (McKenna 2012).

3.1.2 Early Energy Resources

At the turn of the twentieth century, Los Angeles experienced rapid population growth that brought attention to the region's inadequate supply of energy resources, a critical component of industrial development. In comparison to other parts of the country, Los Angeles was considered a "deficit area" that lacked sufficient resources. Coal was almost entirely absent from the region, with known deposits located so far away that transportation costs made any coal-dependent activity an expensive operation. Despite the high costs, coal and coke were imported to support the industries that depended on them. Water power was another scarce source of energy in Los Angeles. While some hydroelectric energy was generated from nearby plants on the Santa Ana and San Gabriel Rivers, inadequate storage facilities resulted in the plants being dependent upon seasonal rains. Petroleum was present in the region, with the Los Angeles-Salt Lake field acting as one of state's leading producers at the time and natural gas was found in moderate levels.

Electric energy offered an attractive source for light and industrial power, with an adequate supply of locally-available petroleum serving as a primary source of energy for generating plants. As the population grew and more and more southern California cities began to develop, there was a rising demand for electric energy to power streets lights, homes, and commercial and industrial

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operations. Large scale transportation development, such as the electric railway systems, also fueled the demand for electricity. In response, numerous local companies were formed to produce electric power by steam generating plants supplied by petroleum, and to produce commercial gas from coal and coke supplies that were imported to Los Angeles via rail. While these companies were able to keep up with the demands of light and transportation, they fell short of supplying manufacturing industries.

In 1904, the Los Angeles Gas and Electric Company was organized by a group of investors from San Francisco. Shortly thereafter in 1909, the Southern California Edison Company (SCE) was incorporated. That same year, companies began consolidating in order to expand their capabilities. Of particular significance was SCE's acquisition of the Edison Electric Company, which brought electricity to many of the suburbs located outside of the city. This merger included several local companies including the Pomona and Ontario Light and Fuel Company. Smaller mergers also took place in suburban areas east and south of Los Angeles. The Southern California Gas Company organized in 1910 and acquired the Domestic Gas Company of Los Angeles and the San Bernardino Gas and Electric Company. The Southern Counties Gas Company (SCGC) also organized in 1911 and began to acquire other companies in the San Gabriel Valley and Orange County (Crouch and Dinerman 1964).

In 1917, it was announced that the Pomona Valley (including the cities of Pomona, Covina, Lordsburg, Chino, San Dimas, Azusa, Claremont, and Glendora) would have natural gas as a result of extensive improvements carried out by the SCGC, replacing artificial/manufactured gas in all cities. For several months, crews of men worked to lay 14 miles of an 8-inch main extending from the Brea Canon oil fields to Pomona. The natural gas connected with SCGC's distribution system in Pomona to supply the city and adjacent towns with natural gas, ending the region's dependency on manufactured gas (LAH 1917).

Pomona Gas Plant Site

The Pomona Gas and Electric Light Company was incorporated in 1885 with a capital stock of \$50,000 (Light, Heat, and Power 1885). The company manufactured gas from coal and coke, and set up a contract with Sims & Morris of San Francisco to service Pomona's 3,500 residents (Johnston 1887). The plant was located at the corner of Monrovia Avenue and Grace in the industrial district of Pomona, just north of the SPRR main track. Originally, the plant laid pipes for local distribution through the business part of town only. In 1902, the Pomona Gas and Electric Light Company and its plant was sold by owners J. Albert Dole and Arthur M. Dole to the Pomona and Ontario Light and Fuel Company. The new company would introduce a new process that involved using Lowe crude oil gas. A special apparatus used in production of the crude oil was constructed in San Francisco for the Pomona plant, and was said to reduce gas manufacturing costs. The company also made plans to extend the gas mains in Pomona and run new pipelines to

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Ontario and Upland (LAT 1902). In 1905, a half-million dollar deal was struck with the Edison Company, in which gas plants at Riverside, Pomona, and Whittier were transferred to Edison as part of its vast expansion of interests throughout Southern California (LAT 1905).

In 1906, SCE erected a new gas tank at its Pomona plant with a capacity of 50,000 cubic feet. The new tank and associated 4-miles of mains cost approximately \$30,000 and required a crew of 60 men. In order to accommodate Pomona's rapid growth, a new 8-inch main was slated to be laid from the gas works on Holt Avenue to Eleanor Street (LAT 1906).

Excitement over the new improvements quickly faded, and by 1909, SCE went before the Board of Trade and stated that its Pomona gas plant was losing on profits, citing figures that showed the company expended more than \$50,000 in improvements. According to SCE, this expense, in combination with the current rate of gas (\$1.15 per one thousand cubic feet), left no money to be made. SCE requested that the gas rate be increased to \$1.35 and promised to invest more than \$60,000 in additional improvements if the increase was approved (LAT 1909).

The SCGC was organized in 1911 to take over the gas department of the Edison Company. In 1916, after several years of negotiations, several of SCE's properties were purchased by the SCGC for approximately \$4 million. The properties included plants in Venice, Santa Monica, Sawtelle, Pomona, Chino, Claremont, Lordsburg, San Dimas, Wilmington, Long Beach, and Seal Beach (LAH 1916). That same year, the company began construction and installation of their Pomona plant. (Historic Record Company 1920).

By 1917, manufactured gas operations ended at the Pomona plant with the development of a 14-mile main between the oil fields in Brea Canon and Pomona, which provided Pomona and surrounding cities like Ontario and Upland with natural gas (LAH 1917). The following year, SCGC made a plea to the State Railroad Commissioners for an increase in gas rates in order to offset the company's increased labor costs associated with the expense of distributing natural gas (LAH 1918). In 1921, the commission approved a rate increase on industrial users of natural gas of 5 cents, a decision that would affect the Eastern District, including Pomona, Whittier, and Monrovia.

In 1919, the Pomona branch of the SCGC was enlarged to include the Ontario-Upland district. It was also announced that the company would extend its mains to the city of Chino, giving the City two main lines of gas supply. The new line would be approximately 3 miles of pipe (American Gas Engineering Journal 1919).

In 1922, it was announced that the SCGC was dismantling its old Pomona plant and replacing it with new buildings, modern machinery, and other new equipment that was expected to be in place by the fall. The rapid expansion of business in the Pomona District rendered the existing plant

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inadequate. The proposed improvements included construction of a new garage, meter shop, store room, and several small structures. District Superintendent B.G. Steinruck also announced later that month that the company planned to install approximately 7,000 feet of an 8-inch gas main from the Pomona plant through the entire Pomona industrial district in order to increase the gas supply to that section of the city and in anticipation of future growth. The line would also meet the larger gas demands of the eastern portion of the district, including cities like Chino, Ontario, and Upland (Gas Age-Record 1922).

In 1927, it was announced that high pressure storage holders capable of storing up to 1 million cubic feet of natural gas would be erected at the Pomona, Anaheim, and San Pedro plants for a cost of \$125,000 for each site (LAT 1927). In 1928 an additional \$35,000 was allotted to the Pomona plant to complete construction of the new gas holder (LAT 1928).

In 1954, SCGC reported that it would spend \$533,000 on a new Pomona operating base to service its rapidly growing Eastern Division which added more than 9,400 customers within the last year. The new facility would be located on an 8-acre site at 1540 W. 2nd Street and would replace the current operating base at 148 N. Huntington Avenue. It was further reported that SCGC would dispose of most of its existing base but would retain a 2-acre area for use as a salvage yard (LAT 1954). The new facility officially opened in July 1955.

In 1955, the former gas plant site was sold to the City of Pomona who developed the site for use as its water department operations and maintenance yard. In 1965, the City Water Department would receive two additional parcels from SCGC (LAT 1962), expanding its current corporate yard facility. Table 3 provides a record of the project site's ownership and sale history.

Table 3
Ownership Data for Property within the Project Site

Owner	Sold To	Year Sold	Description of Sale
J. Fletcher Sims	Pomona Gas and Electric Lighting Company	1887	Lot 4 of Block 3, and Lots 4 and 5 of Block 183
Pomona Gas and Electric Lighting Company	Pomona and Ontario Light and Fuel Company	1902	Lot 4 of Block 3, and Lots 4 and 5 of Block 183
A.L. Selig	Pomona and Ontario Light and Fuel Company	1906	Lots 1 and 2 of Block 2
Pomona and Ontario Light and Fuel Company	Edison Electric Company	1906	Lot 4 of Block 3, Lots 4 and 5 of Block 183, and Lots 1 and 2 of Block 2
A.L. Selig	Edison Electric Company	1908	Lots 1 and 2 of Block 2
A.L. Hunsacker	Edison Electric Company	1909	Lots 1, 2, and 3 of Block 3
Edison Electric Company	Southern California Edison Company	1909	All of the above
Southern California Edison Company	Southern Counties Gas Company	1916	All of the above

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Table 3
Ownership Data for Property within the Project Site

Owner	Sold To	Year Sold	Description of Sale
Theophile Corbeil	Southern Counties Gas Company	1927	Lots 4 and 5 of Block 2
Malibu Holding Co.	Southern Counties Gas Company	1929	Lot 3 of Block 2
Dwight Noble Higgins	Southern Counties Gas Company	1937	Lot 1 of Block 3, Lot 1 of Block 4, and 180 feet x 66 feet north of Lot 1 of Block 3
Southern Counties Gas Company	City of Pomona	1955	Lot 1 of Block 3, Lot 1 of Block 4, and 180 feet x 66 feet north of Lot 1 of Block 3
Southern Counties Gas Company	City of Pomona	1965	Lots 1 through 5 of Block 2

(Source: Parsons 2004)

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4 CULTURAL RESOURCES SURVEY

4.1 Methods

Dudek Architectural Historian and Archaeologist Samantha Murray, MA, RPA, conducted a pedestrian survey of the project site on September 7, 2016. The project site is almost entirely developed with buildings, structures, and infrastructure associated with the existing water operations department. Therefore, intensive archaeological survey methods (i.e., regularly spaced pedestrian transects) were not warranted. The westernmost parcel (AIN 8348-013-903) on Commercial Street does not contain any standing buildings or structures. However, this parcel has almost no ground surface visibility due to the presence of dry grasses, concrete, and construction debris. All buildings and structures built over 45 years ago were photographed, researched, and evaluated in consideration of CRHR and City of Pomona designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. The survey entailed walking all portions of the project site and documenting each building with notes and photographs, specifically noting their character-defining features, spatial relationships, and observed alterations. Access to buildings within the project site was provided by City of Pomona Senior Water Resources Engineer Timotheus Hampton.

Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the project site were taken with a Canon Power Shot SD90 digital camera with 12 megapixels and 3x optical zoom. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

4.2 Description of Surveyed Resources

Nine buildings/structures over 45 years of age were identified within the project area as a result of the pedestrian survey (Table 4, Figure 2). The following paragraphs provide a physical description of each building within the project site that was recorded and evaluated for historical significance as part of the former Pomona Gas Plant site. Other studies have referred to the site historically as the Pomona Manufactured Gas Plant site, however, natural gas replaced manufactured gas in 1917. Further, because buildings within the project site are associated with both SCE and SCGC ownership, a specific utility company name has not been used to identify the site. Therefore, the site has been recorded as the Pomona Gas Plant site. The State of California Department of Parks and Recreation Series 523 Forms (DPR forms) for the site are provided in Appendix C.

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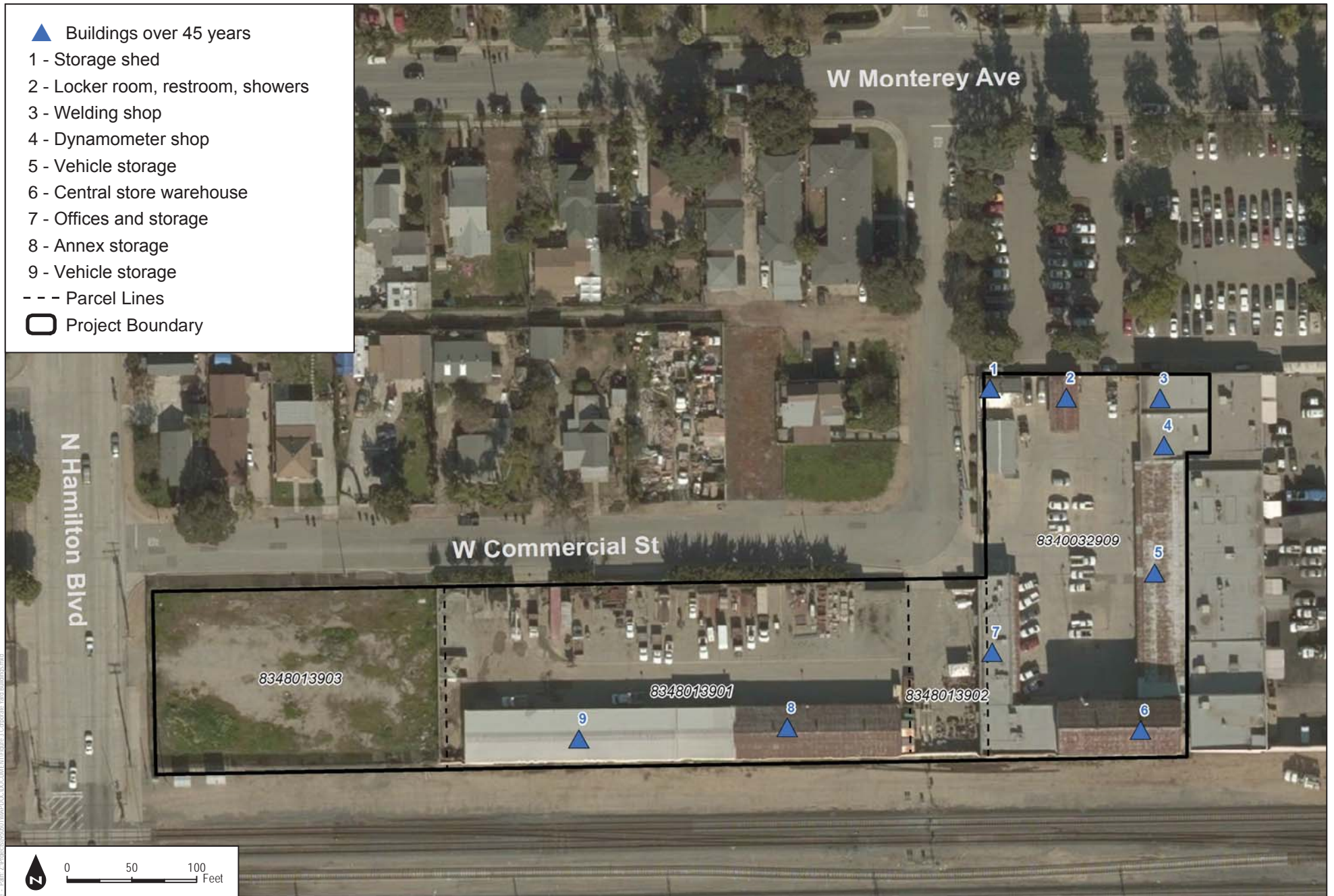
Table 4
Buildings and Structures Recorded and Evaluated

Map ID No	Current Use	Historic Use	AIN	Built Date*
1	Storage shed	Storage shed for SCGC	8340-032-909	1943-1946
2	Locker room, restroom, showers	Auto washing, lockers, and gas station for SCGC	8340-032-909	1928-1943
3	Welding Shop	Auto repair for SCGC	8340-032-909	1928-1943
4	Dynamometer Shop	Auto repair for SCGC	8340-032-909	1928-1943
5	Vehicle storage	Vehicle storage for SCGC	8340-032-909	c. 1922
6	Central Store Warehouse	Warehouse for SCE and SCGC	8340-032-909	1906-1911
7	Offices and storage	Meter Shop for SCGC	8340-032-909	c. 1922
8	Annex storage	Supplies and storage for SCGC	8348-013-901	1928-1943
9	Vehicle storage	Vehicle storage for City	8348-013-901	1966-1972

*Estimated from Sanborn maps, historic aerial photographs, and archival research. No original building permits were identified.

The Pomona Gas Plant site is located at 148 N. Huntington Street on the southwest corner of Huntington Street and Commercial Street in the City of Pomona. The L-shape site is bounded by Commercial Street to the northwest and an alley to the northeast, the SPRR ROW to the south, Hamilton Boulevard to the west, and adjacent corporate yard buildings to the east. Of the nine buildings over 45 years, 8 buildings are associated with the former SCGC gas plant that existed on the project site between 1916 and 1954. Building 9 was constructed much more recently when the parcel 8348-013-901 came under City ownership (post-1965). Only one building within the project site (Building 6) was constructed when the site was owned by SCE (pre-1916). Figure 2 shows the location of each of the 9 buildings recorded and evaluated.

- ▲ Buildings over 45 years
- 1 - Storage shed
- 2 - Locker room, restroom, showers
- 3 - Welding shop
- 4 - Dynamometer shop
- 5 - Vehicle storage
- 6 - Central store warehouse
- 7 - Offices and storage
- 8 - Annex storage
- 9 - Vehicle storage
- - - Parcel Lines
- Project Boundary



SOURCE: Bing Maps, 2016

Pomona Corporate Yard Project

DUDEK

FIGURE 2
Corporate Yard Buildings Recorded and Evaluated

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Building 1 (Photograph 1) is located in the northwestern most corner of the site on AIN 8340-032-909. Historic aerial photographs and Sanborn maps indicate the building was constructed between 1943 and 1946. This prefabricated metal storage building is rectangular in-plan with a side gable roof clad in metal flashing with a metal vent, and measures approximately 640 sf. The building is accessed via a horizontal sliding metal door on the south elevation. A single, four pane window with wooden muntins is also located on the south elevation, and two more of the same type are partially visible on the north elevation. The building appears to function as miscellaneous storage.



Photograph 1. Southeast corner of Building 1

Building 2 (Photograph 2) is located in the north central portion of the site on AIN 8340-032-909. Sanborn maps indicate that the building was constructed between 1928 and 1943. The building is rectangular in-plan with a front gable roof sheathed in corrugated metal panels. The gable is also filled with painted corrugated metal. The rear half of the building is an enclosed concrete masonry structure with a stucco clad exterior. Windows consist of wood-frame, single-hung and awning openings. The roof continues over the front half of the building which functions as a carport/vehicle bay with an air pressure hose for filling tires. This area also provides storage for construction barricades. The roof is supported on the south elevation by two metal posts. Permit records indicated that a gas dispenser island, oil dispensers, and associated underground unleaded gas tank and diesel tank were removed from and below the building in 1999. An adjacent chemical shed was also removed from the west elevation (Permit No. FP-99-010). Other observed alterations include replacement of the original posts that support the front (south) elevation of the roof structure with painted metal posts. It is assumed that the original posts were wood.

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Photograph 2. Southwest corner of Building 2

Building 3 (Photograph 3) is located in the northeastern corner of the site on AIN 8340-032-909. Sanborn maps indicate that the building was constructed between 1928 and 1943. The building is rectangular in-plan, with a flat roof structure, and painted concrete block walls. The front (west) elevation has a large industrial garage door with tilt opening. The north elevation contains four multi-pane windows with awning openings. The east and south elevations abut adjacent buildings. The building currently functions as the City Water Department's welding shop and historically functioned as an auto repair bay.

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Photograph 3. Northwest corner of Building 3

Building 4 (Photograph 4) is located in the northeastern portion of the site on AIN 8340-032-909 adjacent to Building 3 on the north elevation, and Building 5 on the south elevation. Sanborn maps indicate that the building was constructed between 1928 and 1943. The building is mostly prefabricated metal construction with a painted brick wall on the south elevation, and the adjacent building supporting the north elevation. The front (west) elevation contains two industrial garage tilt doors divided by a corrugated metal panel with a standard door opening. A sign on the front elevation reads “Fabrication and Carpenter Shop.” This building is currently functioning as the City Water Department’s Dynamometer Shop.



Photograph 4. West elevation of Building 4

Building 5 (Photograph 5) is located in the eastern portion of the site on AIN 8340-032-909, adjacent to Building 4 on the north elevation, and Building 6 on the south elevation. Sanborn maps indicate that the structure was constructed between 1911 and 1928. It is assumed that this structure was constructed in 1922 when SCGC proposed numerous improvements to the site which included a new garage, meter shop, store room, and several small structures. The structure is approximately 180 feet long with a side gable, corrugated metal roof supported by metal posts set in raised concrete footings. The posts are spaced to create nine vehicle bays. The two northernmost bays have been covered with metal gates to provide storage for equipment. The rear (east) elevation is comprised of the adjacent building to the east. The structure appears to have always functioned as vehicle storage.



Photograph 5. West elevation of Building 5

Building 6 (Photograph 6) is located in the southeastern corner of the site on AIN 8340-032-909, adjacent to Building 5 on the north elevation, and Building 7 on the west elevation. Sanborn maps indicate that it was built between 1906 and 1911, making it the oldest building on the property. Building 6 is two-stories, rectangular in-plan, with a steel frame, concrete slab foundation, and roof and exterior walls sheathed in corrugated metal panels. The building is approximately 7,600 sf. The front (north) elevation faces into the corporate yard. The ground level features a centrally located industrial metal roll-up door with a wooden loading dock, a horizontal sliding wood door, and a standard entry door with awning and a sign that reads “Storeroom.” A larger sign on the center of building reads “Central Receiving.” The second story of the north elevation features two small multi-pane windows and a single entry door atop a set of wooden stairs with a simple landing with railing. The south elevation faces the SPRR ROW and features four multi-pane windows with awning openings on the first story. The building is currently used for storage and also has a small classroom space for training purposes. Sanborn maps indicate that they building was originally constructed as part of the SCE Gas Company’s Gas Works plant. Observed alterations include the addition of a new entry door, the addition of a new wooden loading dock; new painted metal pipe railings that attached to the exterior of the north elevation; and the addition of a steel lattice tower set in a concrete foundation on the north elevation. Documented alterations include the enclosure od a 23’ x 10’ room for records storage on the second level in 1947 (Permit No. 17367); and the construction of a 20’ x 30’ classroom with three new windows on the second level in 1948 (Permit No. 18879).



Photograph 6. Northwest elevation of Building 6

Building 7 (Photograph 7) is located in the eastern portion of the site on AIN 8340-032-909, adjacent to Building 6 on its southeast elevation. Sanborn maps indicate that it was built between 1911 and 1928. It is assumed that this building was constructed in 1922 when SCGC proposed numerous improvements to the site which included a new garage, meter shop, store room, and several small structures. The building is single-story, L-shape in-plan, constructed of brick masonry, and contains approximately 3,950 sf. The north (front) elevation contains two steel sash multi-pane windows with central awning openings, with signage above that reads “Water Dept – City of Pomona.” The building is accessed via the east elevation, which contains several entrances accessed via a covered concrete walkway with a wooden canopy sheathed in corrugated metal panels and supported by metal posts. All original doors have been replaced. There are windows of various types and age, including original steel sash multi-pane, and replaced steel sash horizontal sliders. The southeast tail of the building connects to the adjacent warehouse (Building 6). This portion of the building contains a horizontal sliding wooden door set atop a wooden loading dock that does not appear to be original to the property. The west elevation also contains windows of various types and age. Many of the original windows have been removed as evidenced by re-brick patches throughout. Bracketed metal awnings have been added above two windows. Both the east and west elevations reveal numerous brick patches where windows and doors were originally located. The north elevation faces the SPRR ROW and reveals additional brick patches and an industrial wooden door.

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The building was originally constructed as a Meter Shop (c. 1922) that included warehouse and office space for the SCGC plant. The building is currently used for office, restroom, and storage space by the City of Pomona Water/Wastewater Operations Department, and has been since the mid-1950s. Many of the major alterations to the building can be attributed to a 1951 remodel of the Meter Shop commissioned by SCGC and completed by Strona Bros. Alterations to the building associated with this remodel include the following (as indicated on the 1951 remodel plans provided by the City archives):

- Removal of an original window and installation of new glazed door with vented steel sash transom in its place on the east elevation
- Removal of original loading dock, ramps, and sliding doors on the east elevation. Then installation of the window removed in the first bullet point, and installation of a new glazed door with vented transom in the existing opening.
- Removal of a pair of sliding doors from the west elevation; installation of Truscon steel sash in their place; and re-bricking of openings on west elevation.
- Removal of an original steel sash window and replacement with a vented Truscon steel sash; and re-bricking of openings on the west elevation.
- Addition of a 100-foot-long concrete walkway and canopy with metal flashing along the east elevation.



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Photograph 7. Northeast elevation of Building 7

Building 8 (Photograph 8) is located in the western portion of the site on AIN 8348-013-901, adjacent to Building 9 on its west elevation. Sanborn maps indicate that it was built between 1928 and 1943. The building is a prefabricated industrial metal building measuring approximately 5,120 sf. The building is single-story, rectangular in-plan, and measures approximately 120-feet-long. The building's roof and exterior walls are sheathed in corrugated metal siding. Four horizontal sliding metal doors are located on the north elevation. The east elevation is largely obscured by two small modern sheds. Below the gable is a row of industrial metal sash, multi-pane windows with awning openings. The south elevation faces the SPRR ROW and has been painted over numerous times to cover graffiti. Other than the paint, the exterior of the building appears largely unaltered. The building was originally constructed to provide supply storage as part of the SCGC plant, and continues to serve as storage for the City Water/Wastewater Department.



Photograph 8. Northeast elevation of Building 8

Building 9 (Photograph 9) is located in the western portion of the site on AIN 8348-013-901, adjacent to Building 8 on its east elevation. Historic aerial photographs indicate that it was built between 1966 and 1972. The building measures approximately 8,360 sf and consists of two conjoined prefabricated industrial metal structures, single-story, rectangular in-plan, and measuring approximately 200-feet in total length. The structure contains 9 vehicle storage bays for City maintenance vehicles spaced by metal post and beam supports. The structure contains no windows or doors. The south elevation faces the SPRR ROW and has been painted over numerous

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times to cover graffiti. The structure is in poor condition overall with numerous holes observed on the west elevation and a bent roofline.



Photograph 9. North elevation of Building 9

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5 SIGNIFICANCE EVALUATION

5.1 CRHR Eligibility Evaluation

All buildings over 45 years of age within the project site were evaluated for the CRHR as part of the Pomona Gas Plant site. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria.

CRHR Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Pomona Gas Plant site operated as a manufactured gas plant from 1885 to 1917, and as a natural gas plant from 1917 until 1954 when operations were moved to a new location on Second Street and the City of Pomona acquired the property. The Pomona Gas Plant site saw an evolution of gas technology, beginning with the production of manufactured gas from coal and coke (a process that began in the eastern United States in the early 19th century); transitioning to the Lowe crude oil water gas manufacturing process in 1902; and eventually tapping directly into local natural gas oil fields by 1917. Over the years, the Pomona Gas Plant was owned and operated by various individuals and utility companies; and the site was known by various names. The most significant owners in the plant's history include The Pomona Gas and Electric Lighting Company (1887-1906), Edison Electric Company/Southern California Edison Company (1906-1916), and Southern Counties Gas Company (1916-1955). In 1955, the site was acquired by the City of Pomona and has been utilized as a corporate yard facility for the Water/Wastewater Department ever since.

Changes in gas technology and ownership of the property over the years has resulted in removal of all of the original equipment and buildings associated with the coal and coke manufacturing process, and only one building on the site dates back to the period when the site was owned by SCE (Building 6). Seven buildings on the site (Buildings 1-5, 7, and 8) date back to the period when the site was owned and operated by SCGC, after the transition from manufactured to natural gas. One structure on the site (Building 9) post-dates the gas plant history and was constructed for use by the City in the 1960s.

None of the buildings/structures on the site are associated with the original gas manufacturing process of the late 19th and early 20th centuries, which utilized coal and coke energy resources. The original buildings on the site were likely removed between 1902 and 1906 when the plant began the Lowe crude oil manufacturing process and when Edison took over the property in 1906. The 1906 Sanborn map indicates that the site is “being remodeled.” The two-story metal warehouse building (Building 6) appears on 1911 Sanborn maps (indicating that it was constructed between 1906 and 1911), representing the earliest of the existing buildings within the project site. The next buildings to be

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constructed were Buildings 5 and 7 (c. 1922). It is assumed that these buildings were constructed in 1922 when SCGC announced its plans to dismantle most of the old equipment on the site and replace it with new buildings and modern machinery including a new garage, meter shop, store room, and several small structures. A small SPRR spur was also constructed by 1928 to provide direct rail access to the plant (no longer extant). The remainder of the buildings and structures appear to have been constructed/moved to the site post-1928 as part of on-going modifications/upgrades to the gas plant site, likely occurring after the plant received its new high pressure storage holders (1927-1928).

While the Pomona Gas Plant site represents an important piece of the City's industrial history, introducing a critically important utility to the City, and providing both manufactured and natural gas to both residents and industrial businesses from 1895 to 1954, the site itself does not convey the important associations with the beginnings of manufactured gas production in the Pomona Valley. Not surprisingly, the Pomona Gas Plant site was constantly evolving to keep up with changes in technology and to meet the needs of a rapidly growing population. While buildings and structures on the site today have been in place for 70-100 years, many suffer from a lack of integrity. Further, nearly all of the equipment associated with manufactured and natural gas procurement have been removed (including the rail spurs), significantly impairing the site's ability to convey its gas plant history. No important historical associations were identified with the site's more recent history as the City Water Department's corporate yard facility (post-1955). Therefore, the Pomona Gas Plant site does not appear eligible under CRHR Criterion 1 for its associations with events.

CRHR Criterion 2: Is associated with the lives of persons important in our past.

While numerous persons are historically associated with the Pomona gas plant site, archival and background research failed to indicate any associations with persons important in history. Therefore, the site does not appear eligible under CRHR Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The buildings and structures within the Pomona Gas Plant are industrial/utilitarian style buildings with little to no ornamentation. Buildings materials are simple (i.e., metal, brick, or concrete block), and many are prefabricated. Buildings 1, 3, 4, 5, 6, 8, and 9 are ubiquitous, industrial buildings/structures that lack any distinctive styling or features to warrant consideration for architectural significance. Building 2 functions as the shower/locker room and appears to contain most of its original windows and doors. However, this building has been subject to significant alterations including removal of the original gas tank island, replacement of its main supporting posts, and loss of other equipment associated with its former gas plant functions. Building 7 appears to be the only building on the site that was architecturally designed (although the original architect

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was not identified) and exhibits some character-defining features of a 1920s industrial office/warehouse building. This building was constructed as the Meter Shop for SCGC c. 1922 when the site was modernized and most of the older buildings were removed. However, this building has been subject to numerous alterations that have significantly compromised much of its original design, style, materials, and workmanship. The building reveals numerous brick patches (re-bricking) where most of the original windows and doors were removed and replaced, and many of these replacements are incompatible with the original design and date of construction. Only the front (north) elevation appears to remain intact. The modifications are further confirmed by remodel plans from 1951 which also indicate that the original loading dock/ramp/doors were entirely removed from the east elevation and that a new concrete walkway and canopy was added. The extent of alterations identified indicate that Building 7 does not retain requisite integrity under this criterion.

While the buildings within the Pomona Gas Plant site still convey their industrial feeling, many are in poor condition and lack distinctive characteristics that would warrant further consideration under this criterion. Building 7 has been heavily altered such that important character-defining features have been impaired. Therefore, the buildings and structures that comprise the Pomona Gas Plant site do not appear eligible CRHR Criterion 3 for architectural merit. Further, none of the buildings appear to warrant individual consideration.

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The buildings and structures on site are unlikely to yield any information important to prehistory or history, nor are they associated with any archaeological resources. Therefore, the Pomona Gas Plant site does not appear eligible for listing under CRHR Criterion 4.

5.1.1 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance discussed in Section 5.1 and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The existing Pomona Gas Plant buildings and structures have always occupied the same location. While various functions may have changed within the buildings themselves, their location remains unchanged. Therefore, the site retains integrity of location.

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Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. A site that retains integrity of design should reflect its historic functions and associated technology. Because the site's organization of space changed along with its function in the mid-1950s, including removal of the original gas plant equipment and modification of buildings, the site as a whole does not appear to retain integrity of its original design. Further, the main office building, or Meter Shop (Building 7), which represents the only architecturally designed building within the plant has been significantly altered such that its original pattern of fenestration and many original details have been lost.

Setting: The site's larger setting appears to have always been a mixture of industrial, residential, and commercial development. Up until the early 1940s, the Covina Branch of the SPRR traveled north from the main track along White Avenue. Historic aerial photographs show that by 1946, this line was no longer extant. Further, the spur lines that once provided direct access to the property from the SPRR appear to have been removed. Sanborn maps indicate that residential properties have been located north and west of the site since 1895, originally appearing quite sparse and eventually becoming much denser by the 1940s. The eastern portion of parcel 8340-032-909 (adjacent to the current project area) contains the NRHP-listed Pomona City Stable building, which has been in place since 1909. Therefore, while there have been some changes to the immediate setting with regard to specific buildings and structures on the subject parcels, the site's setting remains largely intact.

Materials: Most of the buildings and structures within the Pomona Gas Plant site consist of simple materials such as corrugated steel, concrete block, and brick. Most of the buildings appear to retain their original materials but have been subject to various alterations over the years.

Workmanship: Workmanship is the physical evidence of a craft. None of the buildings within the site show evidence of a particular craft or skill due in large part to their ubiquitous nature and/or degree of alteration.

Feeling: While the Pomona Gas Plant site does evoke some sense of old industrial, it does not express a particular period of time, function, or historic character. Nor does it clearly identify itself as a historic gas plant site. Therefore, the site does not retain integrity of feeling.

Association: The site is not associated with any important historic events or people.

5.2 Pomona Historic Landmark Eligibility Evaluation

The Pomona Historic Preservation Commission and City Council may designate a site as a historic landmark if the buildings are fifty (50) or more years old and meet one or more of the following designation criteria:

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1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

While the buildings and structures within the Pomona Gas Plant site convey a general sense of the City's history of industrial development based on their industrial/utilitarian architecture and their historic relationship to the adjacent SPRR tracks, they do not reflect "special elements" of the City's industrial history. The Pomona Gas Plant site has undergone significant modifications over the years, including removal of all of the original gas plant equipment. For this reason, the site no longer speaks to the City's early development of utilities/energy resources. Therefore, the site does not appear eligible under City Criterion 1.

2. It is identified with persons or events significant in local, state, or national history;

As discussed above under CRHR Criterion 2, archival and background research failed to indicate any associations with persons important in history. As discussed above under CRHR Criterion 1, the Pomona Gas Plant site does not convey the important associations with the beginnings of manufactured gas production in the Pomona Valley. Not surprisingly, the Pomona Gas Plant site was constantly evolving to keep up with changes in technology and to meet the needs of a rapidly growing population. While buildings and structures on the site today have been in place for 70-100 years, many suffer from a lack of integrity. Further, nearly all of the equipment associated with manufactured and natural gas procurement have been removed (including the rail spurs), significantly impairing the site's ability to convey its gas plant history. No important historical associations with events were identified with the site's more recent history as the City Water Department's corporate yard facility (post-1955). Therefore, the site does not appear eligible under City Criterion 2.

3. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

As discussed above under CRHR Criterion 3, the buildings and structures within the Pomona Gas Plant site are industrial/utilitarian style buildings with little to no ornamentation. Buildings materials are simple (i.e., metal, brick, or concrete block), and many are prefabricated. While the buildings within the Pomona Gas Plant site still convey their industrial feeling, many are in poor condition and lack distinctive characteristics that would warrant further consideration under this criterion. Further, the lack of associated gas plant equipment on the site hinders their ability to convey significant associations with the gas plant. Building 7 is the only designed building on the site, and it has been heavily altered such that important character-defining features have been impaired. Therefore, the buildings and structures that comprise the Pomona Gas Plant site do not appear eligible under City Criterion 3 for architectural merit.

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4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;

The Pomona Gas Plant site is not part of an identified historic district, nor does it constitute an historic district in its own right. Therefore, the site does not appear eligible under City Criterion 4.

5. It is the work of a notable builder, designer, landscape designer or architect;

Archival and building development research failed to reveal the names of any specific builders, designers, or architects associated with the buildings on the site. Therefore, the site does not appear eligible under City Criterion 5.

6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

The Pomona Gas Plant site does not have a unique location, nor does it offer a view or vista that is an established feature of the community. The site is located in an area of mixed residential and industrial development and is not located in an area that is easily seen by the community. The site is located behind walls/gates and does not offer itself for public viewing. While the southern boundary of the site is visible from the SPRR ROW, the southern elevation of the buildings is not particularly unique and is partially obscured by paint and graffiti. Therefore, the site does not appear eligible under City Criterion 6.

7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

Nearly all of the buildings within the Pomona Gas Plant are prefabricated, industrial buildings. They are a ubiquitous resource type and do not embody elements of architectural design, detail, materials, or craftsmanship. The only building that could qualify under this criterion is Building 7, which appears to be the only designed building on the property. However, Building 7 has been substantially altered and no longer retains integrity of its original design, as evidenced by extensive re-bricking throughout, where original windows and doors were replaced, removal of the original loading dock/ramp/doors, and the addition of a concrete walkway and canopy structure. Therefore, the site does not appear eligible under City Criterion 7.

8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;

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The site is not known to be similar to other distinctive properties based on any historic, cultural, or architectural motif. Therefore, the site does not appear eligible under City Criterion 8.

9. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

The Pomona Gas Plant site does not reflect significant geographical patterns associated with the City's industrial development and growth. Numerous industrial properties including citrus packing houses, manufacturing companies, and mills were established along the SPRR in Pomona during late 19th and early 20th centuries. While the Pomona Gas Plant site appears to be one of the earlier industrial properties to have appeared along railroad in that portion of the City, it is no longer recognizable to that era, and does not convey the history of industrial development that peaked during the early- to mid-part of the 20th century. A good example of this is the Edison Historic District located a few blocks to the southeast on the 500 and 600 blocks of Second Street. Therefore, the site does not appear eligible under City Criterion 9.

10. It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

The Pomona Gas Plant site is not a rare or significant example of a gas plant site. SCE and SCGC erected plants all over Southern California during the late 19th and early 20th centuries. Further, the plant in Pomona is not a particularly good example, as all of the associated plant equipment has been removed, thereby eliminating important connections to this site's former function. Further, as previously discussed, the site does not possess distinguishing architectural characteristics. Therefore, the site does not appear eligible under City Criterion 10.

5.3 Conclusions

As a result of the significance evaluation, including consideration of CRHR and City of Pomona evaluation criteria and integrity requirements, the Pomona Gas Plant site does not appear eligible for inclusion in the CRHR, nor does it appear to warrant consideration as a City of Pomona Historic Landmark.

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6 SUMMARY AND MANAGEMENT RECOMMENDATIONS

6.1 Summary of Findings

6.1.1 Built Environment

Nine buildings within the project site were evaluated for historical significance as part of the Pomona Gas Plant site. As a result of the evaluation, the site was found not eligible for inclusion in the CRHR. Further, the site does not appear to warrant consideration as a City of Pomona Historic Landmark. Therefore, the proposed project will have a less than significant impact on historical resources under CEQA. No further mitigation is required for historical resources.

6.1.2 Archaeology

No archaeological resources were identified within the project site as a result of the CHRIS records search, Native American coordination, or survey. However, it is always possible that intact archaeological deposits are present at subsurface levels. For these reasons, the project site should be treated as potentially sensitive for archaeological resources. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during campus construction activities are provided below.

6.2 Management Recommendations

6.2.1 Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

6.2.2 Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the

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discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

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CONFIDENTIAL
APPENDIX A
Records Search Results

APPENDIX B

NAHC and Native American Coordination

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX



August 4, 2016

Samantha Murray, M.A., RPA
Dudek

Sent by E-mail: smurray@dudek.com

RE: Proposed Pomona Corporate Yard Facility Project (Project # 9505), City of Pomona; San Dimas USGS
Quadrangle, Los Angeles County, California

Dear Ms. Murray:

Attached is a contact list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. A search of the SFL was completed for the USGS quadrangle information provided with negative results.

Our records indicate that the lead agency for this project has not requested a Native American Consultation List for the purposes of formal consultation. Lists for cultural resource assessments are different than consultation lists. Please note that the intent of the referenced codes below is to avoid or mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects under AB-52.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 **require public agencies** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.

- Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.
 - All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
 3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.
 4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
 5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

The results of these searches and surveys should be included in the "Tribal Cultural Resources" subsection of the Cultural Resources section of the environmental document submitted for review.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

August 4, 2016

Ms. Linda Candelaria , Chairwoman
Gabrielino-Tongva Tribe
1999 Avenue of the Stars #1100
Los Angeles, CA 90067

Subject: Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona, California.

Dear Ms. Candelaria,

Dudek has been retained by the City of Pomona to prepare a cultural resources study for the Corporate Yard Facility Project (the proposed project) located at 148 North Huntington Street in the City of Pomona, California. As part of the process of identifying cultural resources issues for this project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the project area. The SLF search was negative for the presence of Native American cultural resources in the immediate project area. However, the NAHC recommended that we coordinate with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

Project Description and Location

The proposed project involves the construction of a new, consolidated water and wastewater operations corporate yard facility on the site of the existing corporate yard facility, located at 148 North Huntington Street in the City of Pomona. While the corporate yard is currently in operation at this site, in anticipation of extension remediation efforts that will be required on site for contamination associated with a former manufactured gas plant (MGP), existing operations will be relocated temporarily and then ultimately reconsolidated at the project site.

The project site is generally located in the northwestern portion of the City of Pomona, within the eastern portion of Los Angeles County. The L-shaped site, which consists of four parcels (APNs 8340-032-909, 8348-013-901, 8348-013-902, and 8348-013-903), is specifically located at 148 North Huntington Street and is bound to the north by West Monterey Avenue and West Commercial Street, to the south by the Southern Pacific Railroad tracks, to the west by North Hamilton Boulevard and North Huntington Street, and to the east by industrial uses fronting North White Avenue. The site falls within an unsectioned portion of Township 1 South, Range 8 West of the San Dimas U.S. Geological Service 7.5-minute series topographic Quadrangle map (see attached Project Location Map).

If you have knowledge of cultural resources that may exist within or near the project area, please contact me directly at (626) 204-9826, smurray@dudek.com, or at the above address at your earliest convenience.

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the CEQA lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the CEQA lead agency in writing pursuant to Public Resources Code Section 21080.3.1(b).

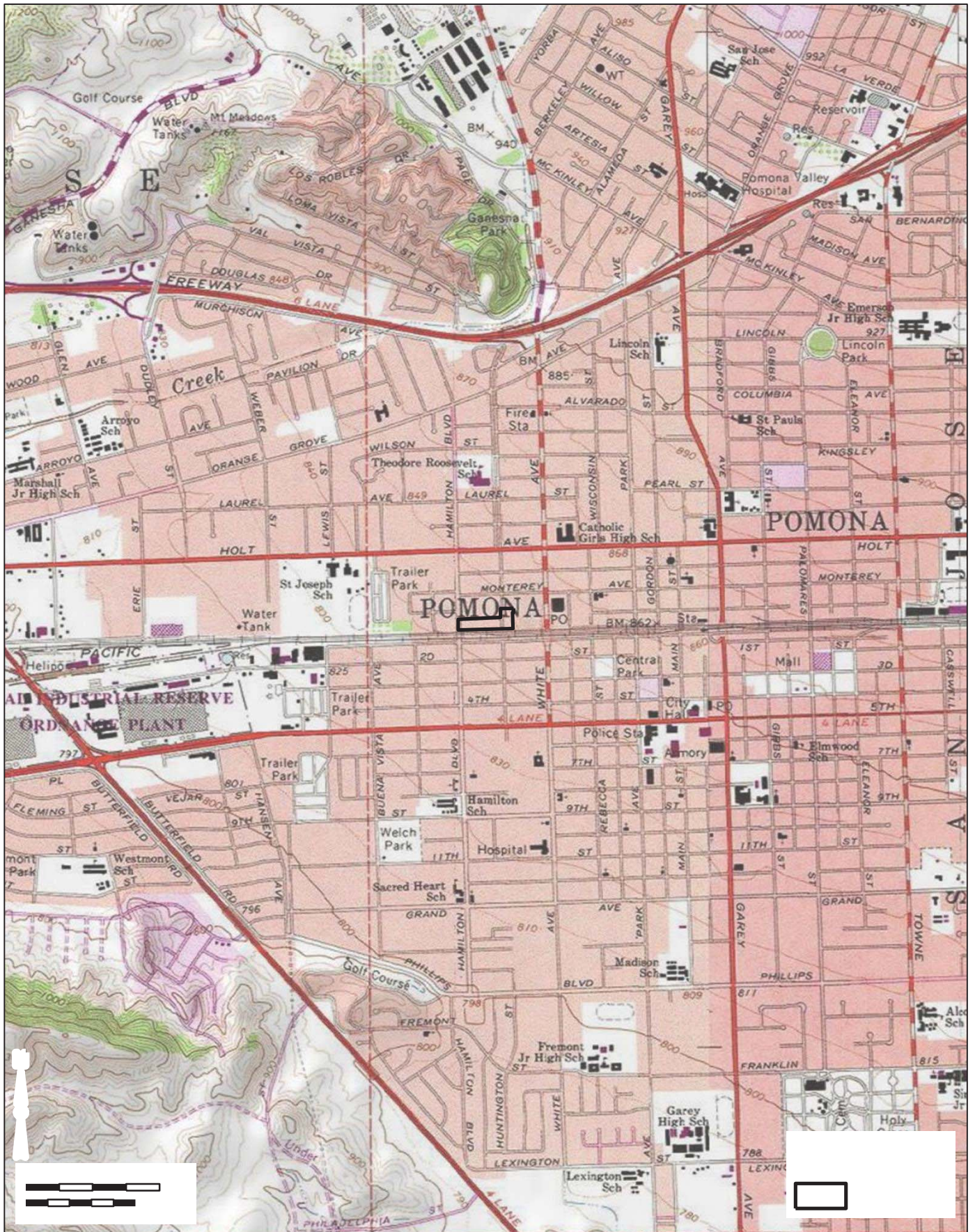
Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samantha Murray', written in a cursive style.

Samantha Murray, M.A., RPA
Archaeologist

Attachment: Project Location Map



SOURCE: USGS 7.5-Minute Series San Dimas Quadrangle Township
1S; Range 8W, 9W; Sections 19, 24, 25, 30

Project Location Map

Pomona Corporate Yard Facility Project

August 4, 2016

Mr. Robert F. Dorame , Tribal Chair/Cultural Resources
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

Subject: Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona, California.

Dear Mr. Dorame,

Dudek has been retained by the City of Pomona to prepare a cultural resources study for the Corporate Yard Facility Project (the proposed project) located at 148 North Huntington Street in the City of Pomona, California. As part of the process of identifying cultural resources issues for this project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the project area. The SLF search was negative for the presence of Native American cultural resources in the immediate project area. However, the NAHC recommended that we coordinate with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

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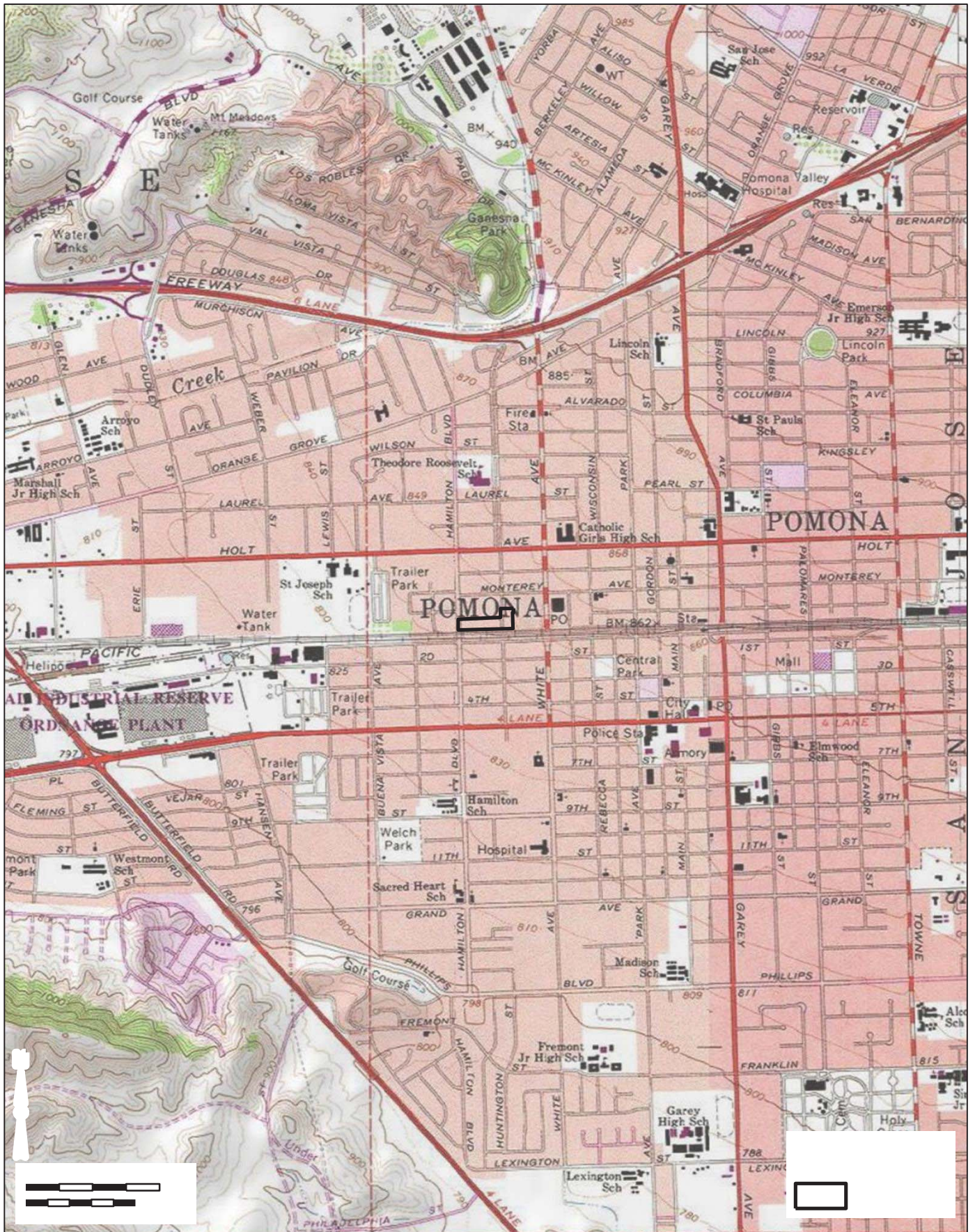
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Archaeologist

Attachment: Project Location Map



SOURCE: USGS 7.5-Minute Series San Dimas Quadrangle Township
1S; Range 8W, 9W; Sections 19, 24, 25, 30

Project Location Map

Pomona Corporate Yard Facility Project

August 4, 2016

Ms. Sandonne Goad , Chairperson
Gabrielino-Tongva Nation
106 1/2 Judge John Also St.
Los Angeles, CA 90012

Subject: Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona, California.

Dear Ms. Goad,

Dudek has been retained by the City of Pomona to prepare a cultural resources study for the Corporate Yard Facility Project (the proposed project) located at 148 North Huntington Street in the City of Pomona, California. As part of the process of identifying cultural resources issues for this project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the project area. The SLF search was negative for the presence of Native American cultural resources in the immediate project area. However, the NAHC recommended that we coordinate with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

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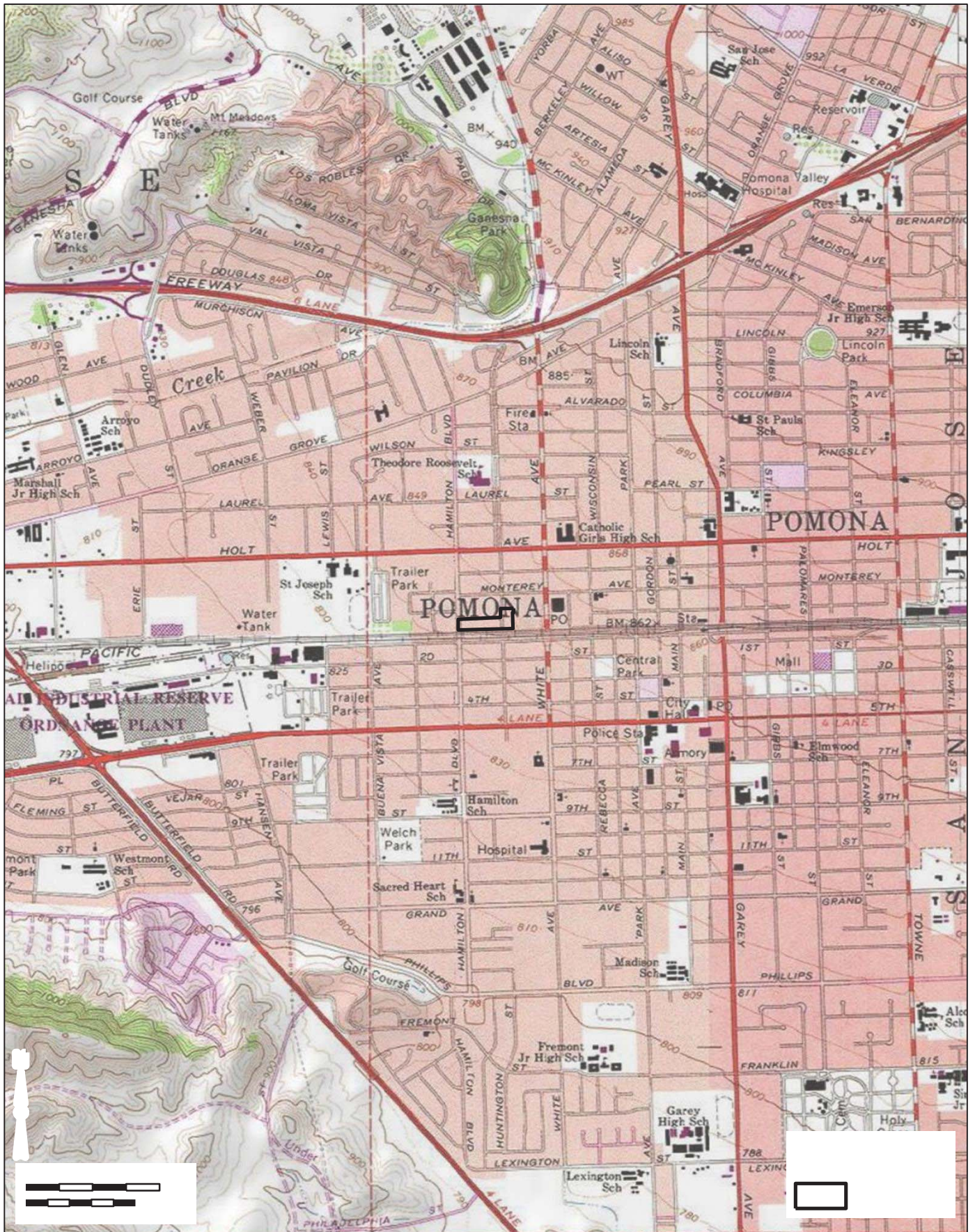
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Samantha Murray, M.A., RPA
Archaeologist

Attachment: Project Location Map



SOURCE: USGS 7.5-Minute Series San Dimas Quadrangle Township
1S; Range 8W, 9W; Sections 19, 24, 25, 30

Project Location Map

Pomona Corporate Yard Facility Project

August 4, 2016

Mr. Anthony Morales , Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

Subject: Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona, California.

Dear Mr. Morales,

Dudek has been retained by the City of Pomona to prepare a cultural resources study for the Corporate Yard Facility Project (the proposed project) located at 148 North Huntington Street in the City of Pomona, California. As part of the process of identifying cultural resources issues for this project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the project area. The SLF search was negative for the presence of Native American cultural resources in the immediate project area. However, the NAHC recommended that we coordinate with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

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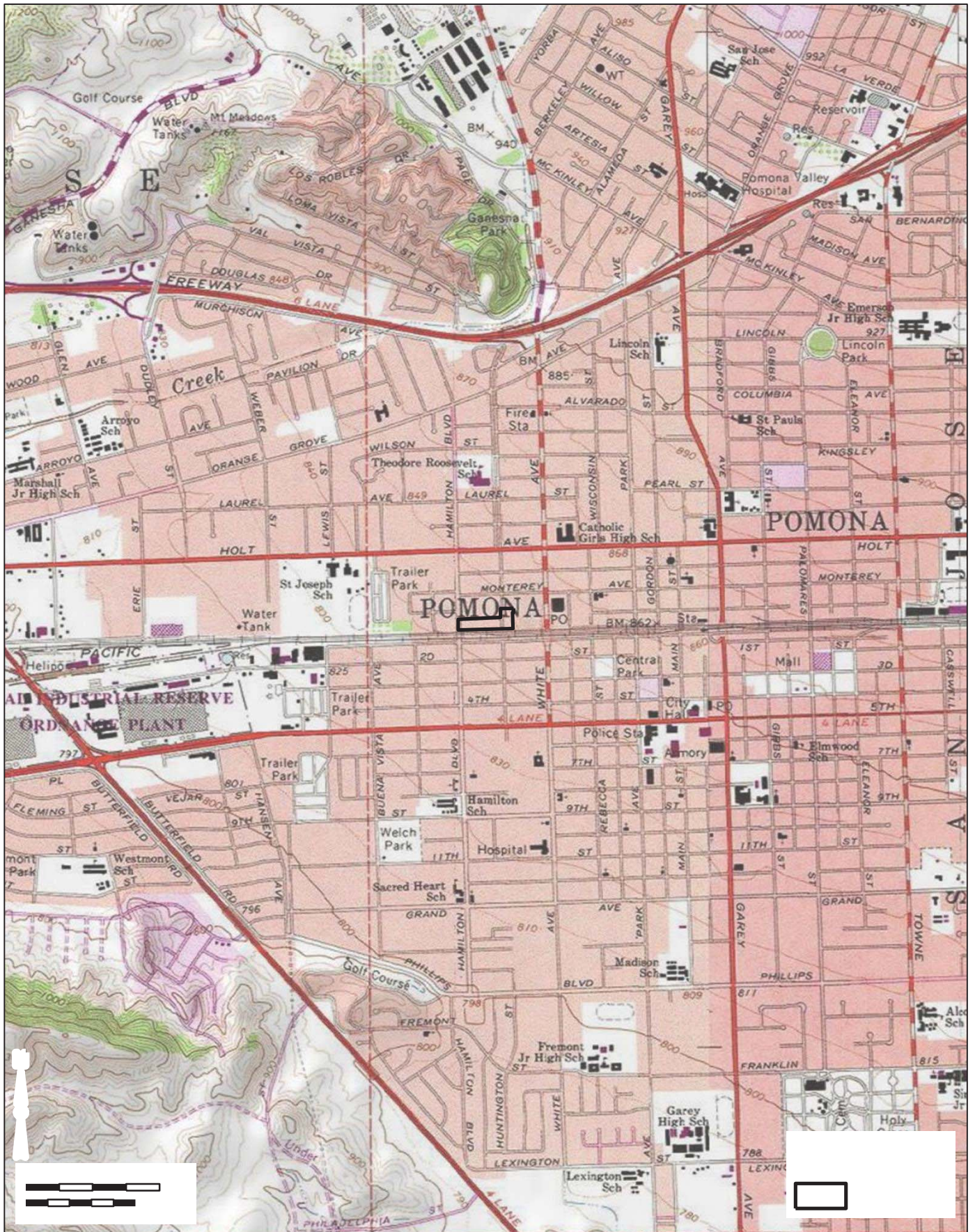
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Samantha Murray, M.A., RPA
Archaeologist

Attachment: Project Location Map



SOURCE: USGS 7.5-Minute Series San Dimas Quadrangle Township
1S; Range 8W, 9W; Sections 19, 24, 25, 30

Project Location Map

Pomona Corporate Yard Facility Project

August 4, 2016

Mr. Andrew Salas , Chairperson
Gabrielino Band of Mission Indians
P.O. Box 393
Covina, CA 91723

Subject: Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona, California.

Dear Mr. Salas,

Dudek has been retained by the City of Pomona to prepare a cultural resources study for the Corporate Yard Facility Project (the proposed project) located at 148 North Huntington Street in the City of Pomona, California. As part of the process of identifying cultural resources issues for this project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the project area. The SLF search was negative for the presence of Native American cultural resources in the immediate project area. However, the NAHC recommended that we coordinate with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

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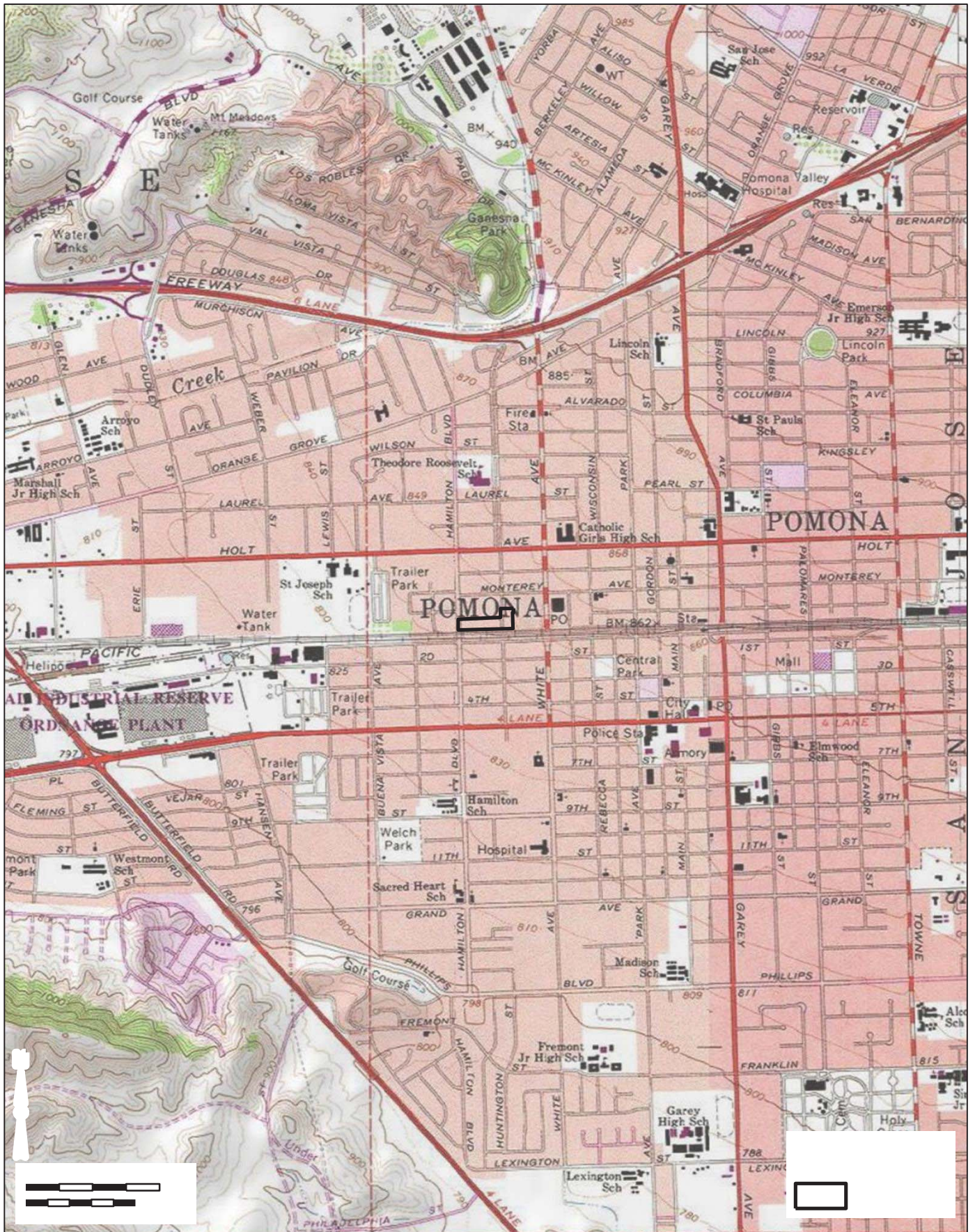
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Samantha Murray, M.A., RPA
Archaeologist

Attachment: Project Location Map



SOURCE: USGS 7.5-Minute Series San Dimas Quadrangle Township
1S; Range 8W, 9W; Sections 19, 24, 25, 30

Project Location Map

Pomona Corporate Yard Facility Project

Samantha Murray

From: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>
Sent: Saturday, August 13, 2016 4:23 PM
To: Samantha Murray
Subject: Subject Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona California
Attachments: Subject Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona California .docx

Gabrieelino Indian Metates

Dear Samantha Murray
please see attachment

this info was from a site near by
Gabrieleno Indians Metates

A metate is a shallow grinding bowl in which nuts and seeds were ground by milling with a small stone held in the hand and moved in a rhythmic motion. The meal produced by the grinding was an important staple in the Indian diet. In May 1974 two metates were discovered when construction workers were digging the foundation for the College of Science building. Anthropologists estimate that the metates could be anywhere from 200 to 7,000 years old. The bowls were unearthed along an alluvial plane indicating that they could have been washed down from the area now occupied by the Mount San Antonio Junior College where the existence of an established Indian encampment has been verified. It is believed that the Gabrieleno Indians visited the area which is now the Cal Poly campus in search of acorns. The two metates are stored in the University Archives. The measurements and weights of the metates are:

length 23" width 13" depth 4" and weight 55 pounds

length 24" width 15" depth 5" and weight 65 pounds

They will be placed on display when the University Library completes construction of the Arabian Horse/Archives/Special Collection Room sometime in the future.

<http://www.cpp.edu/~library/specialcollections/history/spotlight.html>

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
cell: (626)926-4131
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians.org



GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians

Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Samantha Murray, MA, RPA
Archeologist
DUDEK

Subject Cultural Resources Study for the Corporate Yard Facility Project, City of Pomona California

*"The project locale In Pomona (**Sutkava**) lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages Such as **Tooypingn a& Wiininga** , adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. **Therefore, in order to protect our resources we're requesting one of our experienced & certified Native American monitors as well as a Archeo- Monitorto be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching).***

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleño village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, *please see the map below*.

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

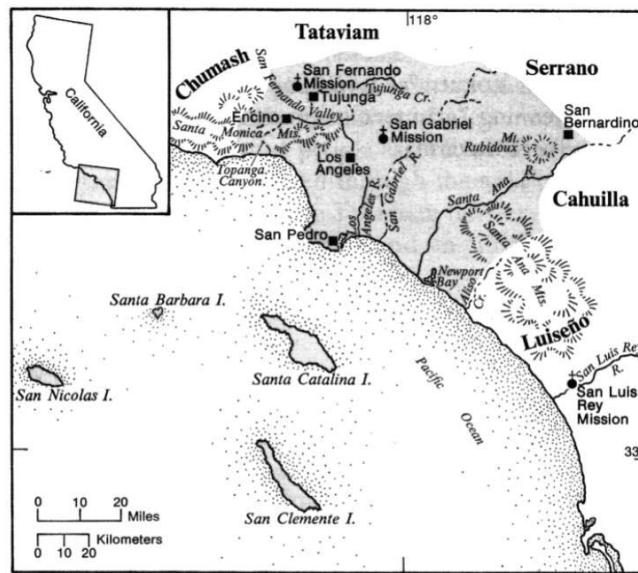


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

APPENDIX C

DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or #: Pomona Gas Plant

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Dimas Date: 1966 PR 1981

T 1S; R 8W ; NW ¼ of NW ¼ of Sec ; SB B.M.

c. Address: 148 N. Huntington Street

City: Pomona

Zip: 91769

d. UTM: Zone: 11S; 429772.00mE/ 3768967.00mN (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APNs 8340-032-909, 8348-013-901, 8348-013-902, and 8348-013-903. Property is located at 148 North Huntington Street and is bound to the north by West Monterey Avenue and West Commercial Street, to the south by the Union Pacific Railroad (UPRR) tracks, to the west by North Hamilton Boulevard and North Huntington Street, and to the east by industrial uses fronting North White Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Pomona Gas Plant site is located at 148 N. Huntington Street on the southwest corner of Huntington Street and Commercial Street in the City of Pomona. The L-shape site is bounded by Commercial Street to the northwest and an alley to the northeast, the SPRR ROW to the south, Hamilton Boulevard to the west, and adjacent corporate yard buildings to the east. Of the nine buildings over 45 years, 8 buildings are associated with the former SCGC gas plant that existed on the project site between 1916 and 1954. Building 9 was constructed much more recently when the parcel 8348-013-901 came under City ownership (post-1965). Only one building within the project site (Building 6) was constructed when the site was owned by SCE (pre-1916) (see Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building, HP9. Public Utility Building, HP14. Government Building

*P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Overview of property, view to southeast, 9/7/16, IMG_5712

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1906-1946 (Sanborn maps)

*P7. Owner and Address:

City of Pomona

505 S. Garey Avenue

Pomona, California 91766

*P8. Recorded by: (Name, affiliation, and address)

Samantha Murray

Dudek

38 N Marengo Ave.

Pasadena, CA 91101

*P9. Date Recorded: 9/25/2016

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Study for 148 North Huntington Street, City of Pomona, Los Angeles County, California. Dudek 2016.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

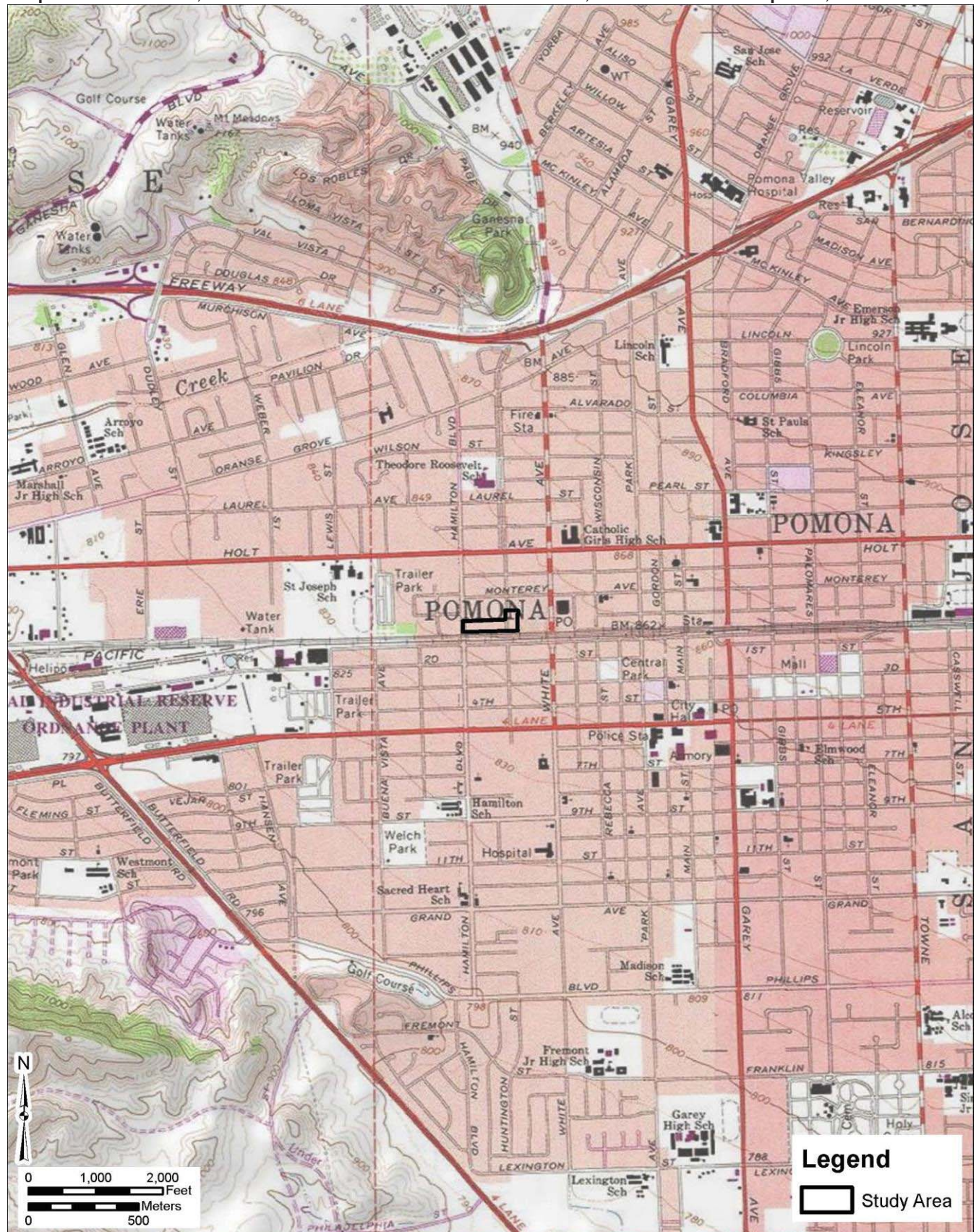
Page 2 of 11

*Resource Name or #: Pomona Gas Plant

*Map Name: San Dimas, California

*Scale: 1:24,000

*Date of Map: 1966, PR 1981



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Pomona Gas Plant

B1. Historic Name: Pomona Gas and Electric Lighting Company Gas Works, Edison Electric Company Gas Works, SoCal Edison Company Gas Works, and Southern Counties Gas Company Plant.

B2. Common Name:

B3. Original Use: gas plant

B4. Present Use: City corporate yard facility

*B5. Architectural Style: industrial

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1906-1946. See discussion of individual buildings for alterations.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Pomona Gas Plant Site

The Pomona Gas and Electric Light Company was incorporated in 1885 with a capital stock of \$50,000 (Light, Heat, and Power 1885). The company manufactured gas from coal and coke, and set up a contract with Sims & Morris of San Francisco to service Pomona's 3,500 residents (Johnston 1887). The plant was located at the corner of Monrovia Avenue and Grace in the industrial district of Pomona, just north of the SPRR main track. Originally, the plant laid pipes for local distribution through the business part of town only. In 1902, the Pomona Gas and Electric Light Company and its plant was sold by owners J. Albert Dole and Arthur M. Dole to the Pomona and Ontario Light and Fuel Company. The new company would introduce a new process that involved using Lowe crude oil gas. A special apparatus used in production of the crude oil was constructed in San Francisco for the Pomona plant, and was said to reduce gas manufacturing costs. The company also made plans to extend the gas mains in Pomona and run new pipelines to Ontario and Upland (LAT 1902). In 1905, a half-million dollar deal was struck with the Edison Company, in which gas plants at Riverside, Pomona, and Whittier were transferred to Edison as part of its vast expansion of interests throughout Southern California (LAT 1905).

In 1906, SCE erected a new gas tank at its Pomona plant with a capacity of 50,000 cubic feet. The new tank and associated 4-miles of mains cost approximately \$30,000 and required a crew of 60 men. In order to accommodate Pomona's rapid growth, a new 8-inch main was slated to be laid from the gas works on Holt Avenue to Eleanor Street (LAT 1906).

Excitement over the new improvements quickly faded, and by 1909, SCE went before the Board of Trade and stated that its Pomona gas plant was losing on profits, citing figures that showed the company expended more than \$50,000 in improvements. According to SCE, this expense, in combination with the current rate of gas (\$1.15 per one thousand cubic feet), left no money to be made. SCE requested that the gas rate be increased to \$1.35 and promised to invest more than \$60,000 in additional improvements if the increase was approved (LAT 1909) (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet

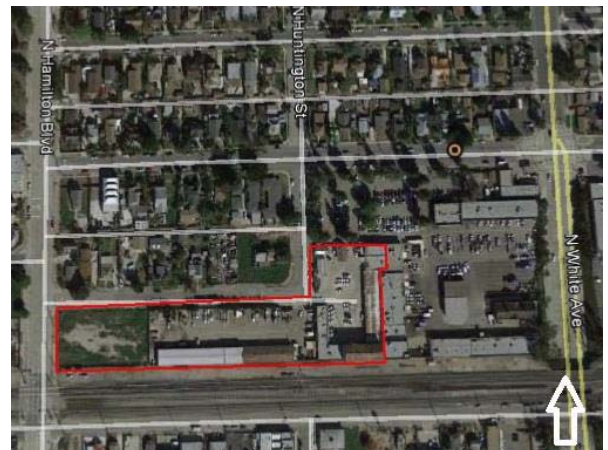
B13. Remarks:

*B14. Evaluator: Samantha Murray

*Date of Evaluation: 9/25/16

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Samantha Murray

*Date: 9/25/16

☒ Continuation

☐ Update

P3a Description (Continued):

Nine buildings/structures over 45 years of age were identified within the project area as a result of the pedestrian survey. The following paragraphs provide a physical description of each building within the project site that was recorded and evaluated for historical significance as part of the former Pomona Gas Plant site. Other studies have referred to the site historically as the Pomona Manufactured Gas Plant site, however, natural gas replaced manufactured gas in 1917. Further, because buildings within the project site are associated with both SCE and SCGC ownership, a specific utility company name has not been used to identify the site. Therefore, the site has been recorded as the Pomona Gas Plant site.

Building 1 is located in the northwestern most corner of the site on AIN 8340-032-909. Historic aerial photographs and Sanborn maps indicate the building was constructed between 1943 and 1946. This prefabricated metal storage building is rectangular in-plan with a side gable roof clad in metal flashing with a metal vent, and measures approximately 640 sf. The building is accessed via a horizontal sliding metal door on the south elevation. A single, four pane window with wooden muntins is also located on the south elevation, and two more of the same type are partially visible on the north elevation. The building appears to function as miscellaneous storage.

Building 2 is located in the north central portion of the site on AIN 8340-032-909. Sanborn maps indicate that the building was constructed between 1928 and 1943. The building is rectangular in-plan with a front gable roof sheathed in corrugated metal panels. The gable is also filled with painted corrugated metal. The rear half of the building is an enclosed concrete masonry structure with a stucco clad exterior. Windows consist of wood-frame, single-hung and awning openings. The roof continues over the front half of the building which functions as a carport/vehicle bay with an air pressure hose for filling tires. This area also provides storage for construction barricades. The roof is supported on the south elevation by two metal posts. Permit records indicated that a gas dispenser island, oil dispensers, and associated underground unleaded gas tank and diesel tank were removed from and below the building in 1999. An adjacent chemical shed was also removed from the west elevation (Permit No. FP-99-010). Other observed alterations include replacement of the original posts that support the front (south) elevation of the roof structure with painted metal posts. It is assumed that the original posts were wood.

Building 3 is located in the northeastern corner of the site on AIN 8340-032-909. Sanborn maps indicate that the building was constructed between 1928 and 1943. The building is rectangular in-plan, with a flat roof structure, and painted concrete block walls. The front (west) elevation has a large industrial garage door with tilt opening. The north elevation contains four multi-pane windows with awning openings. The east and south elevations abut adjacent buildings. The building currently functions as the City Water Department's welding shop and historically functioned as an auto repair bay.

Building 4 is located in the northeastern portion of the site on AIN 8340-032-909 adjacent to Building 3 on the north elevation, and Building 5 on the south elevation. Sanborn maps indicate that the building was constructed between 1928 and 1943. The building is mostly prefabricated metal construction with a painted brick wall on the south elevation, and the adjacent building supporting the north elevation. The front (west) elevation contains two industrial garage tilt doors divided by a corrugated metal panel with a standard door opening. A sign on the front elevation reads "Fabrication and Carpenter Shop." This building is currently functioning as the City Water Department's Dynamometer Shop.

Building 5 is located in the eastern portion of the site on AIN 8340-032-909, adjacent to Building 4 on the north elevation, and Building 6 on the south elevation. Sanborn maps indicate that the structure was constructed between 1911 and 1928. It is assumed that this structure was constructed in 1922 when SCGC proposed numerous improvements to the site which included a new garage, meter shop, store room, and several small structures. The structure is approximately 180 feet long with a side gable, corrugated metal roof supported by metal posts set in raised concrete footings. The posts are spaced to create nine vehicle bays. The two northernmost bays have been covered with metal gates to provide storage for equipment. The rear (east) elevation is comprised of the adjacent building to the east. The structure appears to have always functioned as vehicle storage.

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Building 6 is located in the southeastern corner of the site on AIN 8340-032-909, adjacent to Building 5 on the north elevation, and Building 7 on the west elevation. Sanborn maps indicate that it was built between 1906 and 1911, making it the oldest building on the property. Building 6 is two-stories, rectangular in-plan, with a steel frame, concrete slab foundation, and roof and exterior walls sheathed in corrugated metal panels. The building is approximately 7,600 sf. The front (north) elevation faces into the corporate yard. The ground level features a centrally located industrial metal roll-up door with a wooden loading dock, a horizontal sliding wood door, and a standard entry door with awning and a sign that reads "Storeroom." A larger sign on the center of building reads "Central Receiving." The second story of the north elevation features two small multi-pane windows and a single entry door atop a set of wooden stairs with a simple landing with railing. The south elevation faces the SPRR ROW and features four multi-pane windows with awning openings on the first story. The building is currently used for storage and also has a small classroom space for training purposes. Sanborn maps indicate that they building was originally constructed as part of the SCE Gas Company's Gas Works plant. Observed alterations include the addition of a new entry door, the addition of a new wooden loading dock; new painted metal pipe railings that attached to the exterior of the north elevation; and the addition of a steel lattice tower set in a concrete foundation on the north elevation. Documented alterations include the enclosure of a 23' x 10' room for records storage on the second level in 1947 (Permit No. 17367); and the construction of a 20' x 30' classroom with three new windows on the second level in 1948 (Permit No. 18879).

Building 7 is located in the eastern portion of the site on AIN 8340-032-909, adjacent to Building 6 on its southeast elevation. Sanborn maps indicate that it was built between 1911 and 1928. It is assumed that this building was constructed in 1922 when SCGC proposed numerous improvements to the site which included a new garage, meter shop, store room, and several small structures. The building is single-story, L-shape in-plan, constructed of brick masonry, and contains approximately 3,950 sf. The north (front) elevation contains two steel sash multi-pane windows with central awning openings, with signage above that reads "Water Dept - City of Pomona." The building is accessed via the east elevation, which contains several entrances accessed via a covered concrete walkway with a wooden canopy sheathed in corrugated metal panels and supported by metal posts. All original doors have been replaced. There are windows of various types and age, including original steel sash multi-pane, and replaced steel sash horizontal sliders. The southeast tail of the building connects to the adjacent warehouse (Building 6). This portion of the building contains a horizontal sliding wooden door set atop a wooden loading dock that does not appear to be original to the property. The west elevation also contains windows of various types and age. Many of the original windows have been removed as evidenced by re-brick patches throughout. Bracketed metal awnings have been added above two windows. Both the east and west elevations reveal numerous brick patches where windows and doors were originally located. The north elevation faces the SPRR ROW and reveals additional brick patches and an industrial wooden door.

The building was originally constructed as a Meter Shop (c. 1922) that included warehouse and office space for the SCGC plant. The building is currently used for office, restroom, and storage space by the City of Pomona Water/Wastewater Operations Department, and has been since the mid-1950s. Many of the major alterations to the building can be attributed to a 1951 remodel of the Meter Shop commissioned by SCGC and completed by Strona Bros. Alterations to the building associated with this remodel include the following (as indicated on the 1951 remodel plans provided by the City archives):

- Removal of an original window and installation of new glazed door with vented steel sash transom in its place on the east elevation
- Removal of original loading dock, ramps, and sliding doors on the east elevation. Then installation of the window removed in the first bullet point, and installation of a new glazed door with vented transom in the existing opening.
- Removal of a pair of sliding doors from the west elevation; installation of Truscon steel sash in their place; and re-bricking of openings on west elevation.
- Removal of an original steel sash window and replacement with a vented Truscon steel sash; and re-bricking of openings on the west elevation.
- Addition of a 100-foot-long concrete walkway and canopy with metal flashing along the east elevation.

Building 8 is located in the western portion of the site on AIN 8348-013-901, adjacent to Building 9 on its west elevation. Sanborn maps indicate that it was built between 1928 and 1943. The building is a prefabricated industrial metal building measuring approximately 5,120 sf. The building is single-story, rectangular in-plan, and measures approximately 120-feet-long. The building's roof and exterior walls are sheathed in corrugated metal siding. Four horizontal sliding metal doors are located on the north elevation. The east elevation is largely obscured by two small modern sheds. Below the gable is a row of industrial metal sash, multi-pane windows with awning openings. The south elevation faces the SPRR ROW and has been painted over numerous times to cover graffiti. Other than the paint, the exterior of the building appears largely unaltered. The building was originally constructed to provide supply storage as part of the SCGC plant, and continues to serve as storage for the City Water/Wastewater Department.

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Building 9 is located in the western portion of the site on AIN 8348-013-901, adjacent to Building 8 on its east elevation. Historic aerial photographs indicate that it was built between 1966 and 1972. The building measures approximately 8,360 sf and consists of two conjoined prefabricated industrial metal structures, single-story, rectangular in-plan, and measuring approximately 200-feet in total length. The structure contains 9 vehicle storage bays for City maintenance vehicles spaced by metal post and beam supports. The structure contains no windows or doors. The south elevation faces the SPRR ROW and has been painted over numerous times to cover graffiti. The structure is in poor condition overall with numerous holes observed on the west elevation and a bent roofline.

B10. Significance (Continued):

The SCGC was organized in 1911 to take over the gas department of the Edison Company. In 1916, after several years of negotiations, several of SCE's properties were purchased by the SCGC for approximately \$4 million. The properties included plants in Venice, Santa Monica, Sawtelle, Pomona, Chino, Claremont, Lordsburg, San Dimas, Wilmington, Long Beach, and Seal Beach (LAH 1916). That same year, the company began construction and installation of their Pomona plant. (Historic Record Company 1920).

By 1917, manufactured gas operations ended at the Pomona plant with the development of a 14-mile main between the oil fields in Brea Canon and Pomona, which provided Pomona and surrounding cities like Ontario and Upland with natural gas (LAH 1917). The following year, SCGC made a plea to the State Railroad Commissioners for an increase in gas rates in order to offset the company's increased labor costs associated with the expense of distributing natural gas (LAH 1918). In 1921, the commission approved a rate increase on industrial users of natural gas of 5 cents, a decision that would affect the Eastern District, including Pomona, Whittier, and Monrovia.

In 1919, the Pomona branch of the SCGC was enlarged to include the Ontario-Upland district. It was also announced that the company would extend its mains to the city of Chino, giving the City two main lines of gas supply. The new line would be approximately 3 miles of pipe (American Gas Engineering Journal 1919).

In 1922, it was announced that the SCGC was dismantling its old Pomona plant and replacing it with new buildings, modern machinery, and other new equipment that was expected to be in place by the fall. The rapid expansion of business in the Pomona District rendered the existing plant inadequate. The proposed improvements included construction of a new garage, meter shop, store room, and several small structures. District Superintendent B.G. Steinruck also announced later that month that the company planned to install approximately 7,000 feet of an 8-inch gas main from the Pomona plant through the entire Pomona industrial district in order to increase the gas supply to that section of the city and in anticipation of future growth. The line would also meet the larger gas demands of the eastern portion of the district, including cities like Chino, Ontario, and Upland (Gas Age-Record 1922).

In 1927, it was announced that high pressure storage holders capable of storing up to 1 million cubic feet of natural gas would be erected at the Pomona, Anaheim, and San Pedro plants for a cost of \$125,000 for each site (LAT 1927). In 1928 an additional \$35,000 was allotted to the Pomona plant to complete construction of the new gas holder (LAT 1928).

In 1954, SCGC reported that it would spend \$533,000 on a new Pomona operating base to service its rapidly growing Eastern Division which added more than 9,400 customers within the last year. The new facility would be located on an 8-acre site at 1540 W. 2nd Street and would replace the current operating base at 148 N. Huntington Avenue. It was further reported that SCGC would dispose of most of its existing base but would retain a 2-acre area for use as a salvage yard (LAT 1954). The new facility officially opened in July 1955.

In 1955, the former gas plant site was sold to the City of Pomona who developed the site for use as its water department operations and maintenance yard. In 1965, the City Water Department would receive two additional parcels from SCGC (LAT 1962), expanding its current corporate yard facility. Table 3 provides a record of the project site's ownership and sale history.

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*Date: 9/25/16

☒ Continuation

☐ Update

CRHR Evaluation

CRHR Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Pomona Gas Plant site operated as a manufactured gas plant from 1885 to 1917, and as a natural gas plant from 1917 until 1954 when operations were moved to a new location on Second Street and the City of Pomona acquired the property. The Pomona Gas Plant site saw an evolution of gas technology, beginning with the production of manufactured gas from coal and coke (a process that began in the eastern United States in the early 19th century); transitioning to the Lowe crude oil water gas manufacturing process in 1902; and eventually tapping directly into local natural gas oil fields by 1917. Over the years, the Pomona Gas Plant was owned and operated by various individuals and utility companies; and the site was known by various names. The most significant owners in the plant's history include The Pomona Gas and Electric Lighting Company (1887-1906), Edison Electric Company/Southern California Edison Company (1906-1916), and Southern Counties Gas Company (1916-1955). In 1955, the site was acquired by the City of Pomona and has been utilized as a corporate yard facility for the Water/Wastewater Department ever since.

Changes in gas technology and ownership of the property over the years has resulted in removal of all of the original equipment and buildings associated with the coal and coke manufacturing process, and only one building on the site dates back to the period when the site was owned by SCE (Building 6). Seven buildings on the site (Buildings 1-5, 7, and 8) date back to the period when the site was owned and operated by SCGC, after the transition from manufactured to natural gas. One structure on the site (Building 9) post-dates the gas plant history and was constructed for use by the City in the 1960s.

None of the buildings/structures on the site are associated with the original gas manufacturing process of the late 19th and early 20th centuries, which utilized coal and coke energy resources. The original buildings on the site were likely removed between 1902 and 1906 when the plant began the Lowe crude oil manufacturing process and when Edison took over the property in 1906. The 1906 Sanborn map indicates that the site is "being remodeled." The two-story metal warehouse building (Building 6) appears on 1911 Sanborn maps (indicating that it was constructed between 1906 and 1911), representing the earliest of the existing buildings within the project site. The next buildings to be constructed were Buildings 5 and 7 (c. 1922). It is assumed that these buildings were constructed in 1922 when SCGC announced its plans to dismantle most of the old equipment on the site and replace it with new buildings and modern machinery including a new garage, meter shop, store room, and several small structures. A small SPRR spur was also constructed by 1928 to provide direct rail access to the plant (no longer extant). The remainder of the buildings and structures appear to have been constructed/moved to the site post-1928 as part of on-going modifications/upgrades to the gas plant site, likely occurring after the plant received its new high pressure storage holders (1927-1928).

While the Pomona Gas Plant site represents an important piece of the City's industrial history, introducing a critically important utility to the City, and providing both manufactured and natural gas to both residents and industrial businesses from 1895 to 1954, the site itself does not convey the important associations with the beginnings of manufactured gas production in the Pomona Valley. Not surprisingly, the Pomona Gas Plant site was constantly evolving to keep up with changes in technology and to meet the needs of a rapidly growing population. While buildings and structures on the site today have been in place for 70-100 years, many suffer from a lack of integrity. Further, nearly all of the equipment associated with manufactured and natural gas procurement have been removed (including the rail spurs), significantly impairing the site's ability to convey its gas plant history. No important historical associations were identified with the site's more recent history as the City Water Department's corporate yard facility (post-1955). Therefore, the Pomona Gas Plant site does not appear eligible under CRHR Criterion 1 for its associations with events.

CRHR Criterion 2: Is associated with the lives of persons important in our past.

While numerous persons are historically associated with the Pomona gas plant site, archival and background research failed to indicate any associations with persons important in history. Therefore, the site does not appear eligible under CRHR Criterion 2.

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*Date: 9/25/16

☒ Continuation

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CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The buildings and structures within the Pomona Gas Plant are industrial/utilitarian style buildings with little to no ornamentation. Buildings materials are simple (i.e., metal, brick, or concrete block), and many are prefabricated. Buildings 1, 3, 4, 5, 6, 8, and 9 are ubiquitous, industrial buildings/structures that lack any distinctive styling or features to warrant consideration for architectural significance. Building 2 functions as the shower/locker room and appears to contain most of its original windows and doors. However, this building has been subject to significant alterations including removal of the original gas tank island, replacement of its main supporting posts, and loss of other equipment associated with its former gas plant functions. Building 7 appears to be the only building on the site that was architecturally designed (although the original architect was not identified) and exhibits some character-defining features of a 1920s industrial office/warehouse building. This building was constructed as the Meter Shop for SCGC c. 1922 when the site was modernized and most of the older buildings were removed. However, this building has been subject to numerous alterations that have significantly compromised much of its original design, style, materials, and workmanship. The building reveals numerous brick patches (re-bricking) where most of the original windows and doors were removed and replaced, and many of these replacements are incompatible with the original design and date of construction. Only the front (north) elevation appears to remain intact. The modifications are further confirmed by remodel plans from 1951 which also indicate that the original loading dock/ramp/doors were entirely removed from the east elevation and that a new concrete walkway and canopy was added. The extent of alterations identified indicate that Building 7 does not retain requisite integrity under this criterion.

While the buildings within the Pomona Gas Plant site still convey their industrial feeling, many are in poor condition and lack distinctive characteristics that would warrant further consideration under this criterion. Building 7 has been heavily altered such that important character-defining features have been impaired. Therefore, the buildings and structures that comprise the Pomona Gas Plant site do not appear eligible CRHR Criterion 3 for architectural merit. Further, none of the buildings appear to warrant individual consideration.

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The buildings and structures on site are unlikely to yield any information important to prehistory or history, nor are they associated with any archaeological resources. Therefore, the Pomona Gas Plant site does not appear eligible for listing under CRHR Criterion 4.

City of Pomona Evaluation

1. It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

While the buildings and structures within the Pomona Gas Plant site convey a general sense of the City's history of industrial development based on their industrial/utilitarian architecture and their historic relationship to the adjacent SPRR tracks, they do not reflect "special elements" of the City's industrial history. The Pomona Gas Plant site has undergone significant modifications over the years, including removal of all of the original gas plant equipment. For this reason, the site no longer speaks to the City's early development of utilities/energy resources. Therefore, the site does not appear eligible under City Criterion 1.

2. It is identified with persons or events significant in local, state, or national history;

As discussed above under CRHR Criterion 2, archival and background research failed to indicate any associations with persons important in history. As discussed above under CRHR Criterion 1, the Pomona Gas Plant site does not convey the important associations with the beginnings of manufactured gas production in the Pomona Valley. Not surprisingly, the Pomona Gas Plant site was constantly evolving to keep up with changes in technology and to meet the needs of a rapidly growing population. While buildings and structures on the site today have been in place for 70-100 years, many suffer from a lack of integrity. Further, nearly all of the equipment associated with manufactured and natural gas procurement have been removed (including the rail spurs), significantly impairing the site's ability to convey its gas plant history. No important historical associations with events were identified with the site's more recent history as the City Water Department's corporate yard facility (post-1955). Therefore, the site does not appear eligible under City Criterion 2.

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*Date: 9/25/16

☒ Continuation

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3. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

As discussed above under CRHR Criterion 3, the buildings and structures within the Pomona Gas Plant site are industrial/utilitarian style buildings with little to no ornamentation. Buildings materials are simple (i.e., metal, brick, or concrete block), and many are prefabricated. While the buildings within the Pomona Gas Plant site still convey their industrial feeling, many are in poor condition and lack distinctive characteristics that would warrant further consideration under this criterion. Further, the lack of associated gas plant equipment on the site hinders their ability to convey significant associations with the gas plant. Building 7 is the only designed building on the site, and it has been heavily altered such that important character-defining features have been impaired. Therefore, the buildings and structures that comprise the Pomona Gas Plant site do not appear eligible under City Criterion 3 for architectural merit.

4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;

The Pomona Gas Plant site is not part of an identified historic district, nor does it constitute an historic district in its own right. Therefore, the site does not appear eligible under City Criterion 4.

5. It is the work of a notable builder, designer, landscape designer or architect;

Archival and building development research failed to reveal the names of any specific builders, designers, or architects associated with the buildings on the site. Therefore, the site does not appear eligible under City Criterion 5.

6. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona;

The Pomona Gas Plant site does not have a unique location, nor does it offer a view or vista that is an established feature of the community. The site is located in an area of mixed residential and industrial development and is not located in an area that is easily seen by the community. The site is located behind walls/gates and does not offer itself for public viewing. While the southern boundary of the site is visible from the SPRR ROW, the southern elevation of the buildings is not particularly unique and is partially obscured by paint and graffiti. Therefore, the site does not appear eligible under City Criterion 6.

7. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

Nearly all of the buildings within the Pomona Gas Plant are prefabricated, industrial buildings. They are a ubiquitous resource type and do not embody elements of architectural design, detail, materials, or craftsmanship. The only building that could qualify under this criterion is Building 7, which appears to be the only designed building on the property. However, Building 7 has been substantially altered and no longer retains integrity of its original design, as evidenced by extensive re-bricking throughout, where original windows and doors were replaced, removal of the original loading dock/ramp/doors, and the addition of a concrete walkway and canopy structure. Therefore, the site does not appear eligible under City Criterion 7.

8. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;

The site is not known to be similar to other distinctive properties based on any historic, cultural, or architectural motif. Therefore, the site does not appear eligible under City Criterion 8.

9. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

The Pomona Gas Plant site does not reflect significant geographical patterns associated with the City's industrial development and growth. Numerous industrial properties including citrus packing houses, manufacturing companies, and mills were established along the SPRR in Pomona during late 19th and early 20th centuries. While the Pomona Gas Plant site appears to be one of the earlier industrial properties to have appeared along railroad in that portion of the City, it is no longer recognizable to that era, and does not convey the history of industrial development that peaked during the early- to mid-part of the 20th century. A good example of this is the Edison Historic District located a few blocks to the southeast on the 500 and 600 blocks of Second Street. Therefore, the site does not appear eligible under City Criterion 9.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) Pomona Gas Plant

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■ Continuation

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10. *It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

The Pomona Gas Plant site is not a rare or significant example of a gas plant site. SCE and SCGC erected plants all over Southern California during the late 19th and early 20th centuries. Further, the plant in Pomona is not a particularly good example, as all of the associated plant equipment has been removed, thereby eliminating important connections to this site's former function. Further, as previously discussed, the site does not possess distinguishing architectural characteristics. Therefore, the site does not appear eligible under City Criterion 10.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

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*Resource Name or # (Assigned by recorder) Pomona Gas Plant

*Recorded by: Samantha Murray

*Date: 9/25/16

■ Continuation

□ Update

